



Railway Street, Splott Cardiff CF24 2NF

welcome to

Railway Street, Splott Cardiff

A traditional mid terrace home in the popular area of Splott, just a short walk from local amenities with easy access to Cardiff City Centre. The ground floor offers a lounge and dining area, fitted kitchen, utility space and bathroom, while the first floor provides three bedrooms and a separate WC

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Stairs rising to first floor, two built in storage cupboards, radiator and access to:

Lounge Area

12' 1" x 10' 9" (3.68m x 3.28m)

Double glazed window to front aspect and opening to:

Dining Area

11' 11" x 10' (3.63m x 3.05m)

Double glazed door providing access to rear garden.

Kitchen

13' 11" x 9' 1" (4.24m x 2.77m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, space for cooker, extractor hood, tiled flooring, fireplace, two double glazed window to side aspect and access to:

Utility Area

Spaces for washing machine and tumbledryer, tiled flooring, double glazed door providing access to rear garden and access to:

Bathroom

Fitted with a four piece suite comprising bath, walk in shower, WC, wash hand basin, extractor, heated towel rail, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch and access to:

Bedroom One

16' x 10' 8" (4.88m x 3.25m)

Two double glazed windows to front aspect and radiator.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to rear aspect and radiator.

Bedroom Three

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed window to rear aspect, radiator and built in cupboard housing combi boiler.

Separate Wc

Fitted with a two piece suite comprising WC, wash hand basin, laminate flooring and double glazed window to side aspect.

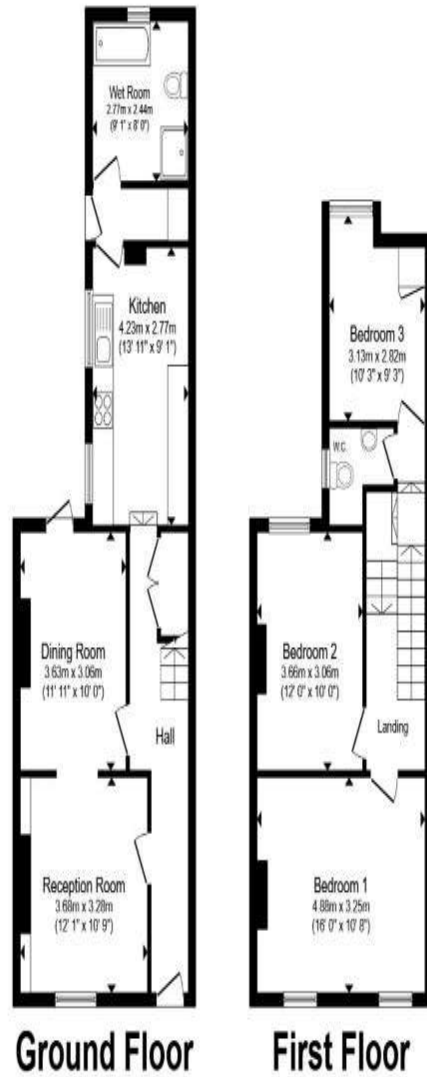
Outside

Rear Garden

Enclosed with areas laid to lawn and shed to remain.

Estate Agents Notes

Agent Note: Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 102.3 m² (1,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Railway Street,
Splott Cardiff

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge Area/ Dining Area
- Fitted Kitchen and Utility Area
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£240,000



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Property Ref:
ROA114589 - 0005

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