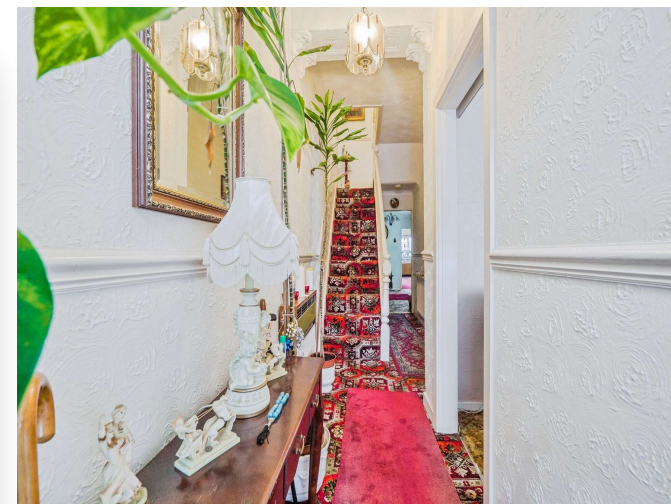




Diamond Street, Adamsdown Cardiff CF24 1NQ

welcome to

Diamond Street, Adamsdown Cardiff

NO ONWARD CHAIN

A spacious three-bedroom mid-terrace home in the heart of Adamsdown, offering fantastic potential for modernisation. Conveniently located close to local amenities, transport links and Cardiff City Centre, with an enclosed rear garden and early viewing highly recommended.

Ground Floor

Entrance

Via a double glazed door into:

Hallway

Stairs rising to first floor, understairs storage cupboard and access to:

Reception Area One

12' 10" x 11' 4" (3.91m x 3.45m)

Double glazed window to front aspect, gas fire and powerpoint.

Reception Area Two

11' 4" x 10' 4" (3.45m x 3.15m)

Sliding door, feature fireplace, powerpoint, radiator and door providing access to:

Reception Room Three

14' x 8' 8" (4.27m x 2.64m)

Internal window, powerpoint and radiator.

Utility Room

Fitted with wall and base level units with work surface over, sink and drainer unit, spaces for washing machine and tumbledryer, powerpoint, tiled splashback and door providing access to:

Inner Hall

Doors providing access to:

Shower Room

Fitted with a two piece suite comprising shower area, wash hand basin inset to vanity unit, tiled walls and double glazed obscure window to rear aspect.

Separate Wc

Fitted with a WC.

Kitchen/Dining Area

14' 7" x 10' 6" (4.45m x 3.20m)

Fitted with wall and base level units with work surface over, sink and drainer unit, spaces for cooker and fridge/freezer, powerpoint and double glazed window to rear aspect.

Lean-To

20' 7" x 5' 5" (6.27m x 1.65m)

Walkway with door providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

16' 7" x 11' 5" (5.05m x 3.48m)

Two double glazed windows to front aspect, gas fire and powerpoints.

Bedroom Two

12' x 10' 11" (3.66m x 3.33m)

Double glazed window to rear aspect and powerpoints.

Bedroom Three

13' 4" x 9' 4" (4.06m x 2.84m)

Double glazed window to rear aspect, fitted cupboards and powerpoints.

Outside

Rear Garden

Enclosed, mainly paved with raised planters, greenhouse to remain and access to a brick built shed.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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 139.9 m² (1,506 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
Diamond Street,
Adamsdown Cardiff

- Traditional Mid Terrace Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen/Dining Area
- Utility Room and Lean To

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

offers in excess of

£230,000



view this property online allenandharris.co.uk/Property/ROA114891



Property Ref:
ROA114891 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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