

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SALOP STREET



PORCH

ENTRANCE HALL

Laminate floor.

DINING ROOM

4.75 max x 3.25 (15'7" max x 10'8")

Spacious living room, laminate floor, French doors to the garden, stairs rise to the first floor with cupboards under.

LOUNGE

4.27 max x 3.33 (14'0" max x 10'11")

Access via twin glazed doors, window to front, TV point, open fireplace with antique pine surround.

KITCHEN

6.68 x 2.44 (21'11" x 8'0")

Long room with space for table & chairs, fitted wall and base units - round edge worktops plus stainless steel one and half bowl sink & drainer with mixer tap, built in oven, hob & hood, plumbed for dishwasher and washing machine, space for fridge/freezer, windows to side and rear with door to garden.

FIRST FLOOR LANDING

Access to all rooms & loft, cupboard housing gas combination boiler. (Bedrooms anti-clockwise)

BEDROOM 1

3.30 x 2.97 (10'10" x 9'9")

Double bedroom, window to rear, 2 built in wardrobes.

BEDROOM 2

3.96 max x 3.35 (13'0" max x 11'0")

Double bedroom, 2 built in wardrobes, window to front.

BEDROOM 3

3.68 max x 3.38 (12'1" max x 11'1")

Double bedroom, 2 windows to front.

BEDROOM 4

3.30 x 2.51 (10'10" x 8'3")

Window to rear.

BATHROOM

Stylishly appointed with natural stone tiling & floor, double ended bath, contemporary glass bowl wash hand basin, shower area with glass screen and close coupled wc, heated chrome towel rail, window to rear plus velux roof window.

CLOAKROOM

Close coupled wc, (wash basin not plumbed in)

GARDEN

Enclosed rear garden - fenced - gated side access onto drive.

COACH HOUSE

Semi detached 2 story coach house with access along the drive, large living area open to a fitted kitchen, stairs rise to the large double bedroom with stylish en suite shower room. Complimented with gas central heating and double glazing.

LOUNGE KITCHEN

7.67 max x 5.31 max (25'2" max x 17'5" max)

Impressively spacious open plan room, access into the kitchen area with window to front, wall and base units - worktop & stainless steel sink & drainer, space for fridge/freezer, plumbed for washing machine, cooker point, wall mounted combination boiler, 2 velux roof windows. Lounge - wooden flooring, window to side, TV point, stairs to first floor.

BEDROOM

5.31 max x 4.83 max (17'5" max x 15'10" max)

Large double bedroom, 4 velux roof windows within vaulted ceiling.




SHOWER ROOM

Modern suite comprising shower cubicle, pedestal wash hand basin and close coupled wc, heated chrome towel rail, extractor fan, window to front.





SALOP STREET , CF64 1HH - £480,000

 4 Bedroom(s)  1 Bathroom(s)  2810.00 sq ft

Located in the town centre. Traditional mid terrace - 4 bedrooms complete with a spacious coach house at the rear. The coach house makes for an excellent investment opportunity to let out, current income is £800pcm. Could be utilised as separate accommodation for family member - 'granny annex' or teenager. Found in good order throughout. Off road parking. The main house comprising of porch, entrance hall, large dining room and separate lounge - French doors into the garden plus a 22' fitted kitchen with space for dining. To the first floor are the 4 generous bedrooms (3 doubles) a cloakroom and a stylishly appointed bathroom with shower plus bath. Complimented with gas central heating, oak veneer interior doors & upvc double glazing. The exterior has undergone extensive renovation works via the Penarth Urban Regeneration Scheme - new roof, rendering, exterior doors, window sills, chimney stacks etc. At the rear an enclosed Westerly facing garden with gated access onto the drive.

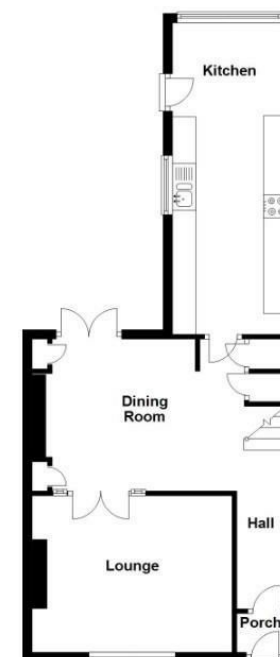
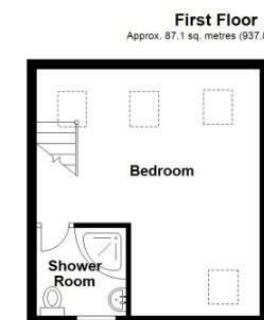
The coach house is 936 sq ft, semi detached and briefly comprises a large lounge with dining area open to a fitted kitchen plus 1st floor double bedroom with modern en-suite shower room. Benefitting from gas central heating and double glazing and rated Band C - 1,583.10

Viewing highly recommended.

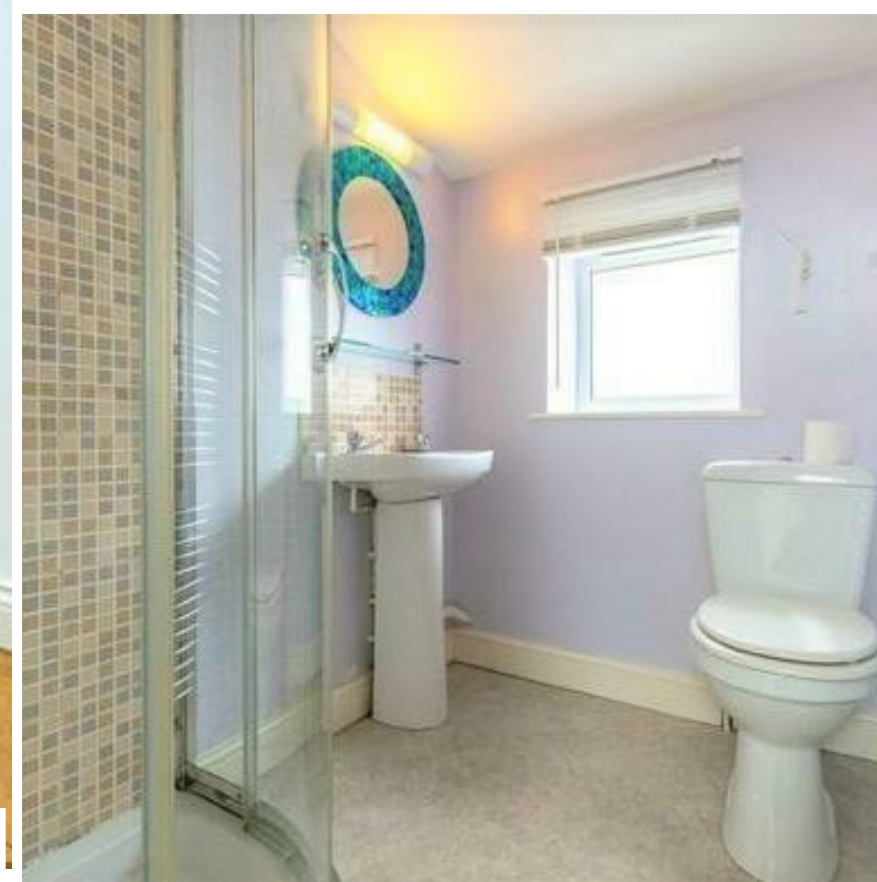
PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator





Total area: approx. 174.2 sq. metres (1874.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC