



Dorset Street, CARDIFF CF11 6PS

welcome to

Dorset Street, CARDIFF

- END OF TERRACE
- OPEN PLAN LOUNGE/ DINER
- MODERN KITCHEN AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED

Tenure: Freehold EPC Rating: D

£235,000

We are delighted to be offering for sale this well presented and modernised two bedroom end of terrace property situated in the popular area Grangetown, within close proximity schools and amenities.



Lounge/ Diner

22' 1" max distance both rooms x 11' 1" max to breast (6.73m max distance both rooms x 3.38m max to breast)

Kitchen

11' 2" x 6' 9" (3.40m x 2.06m)

Bathroom

Stairs And Landing

Bedroom 1

10' 1" x 10' 4" max has breast (3.07m x 3.15m max has breast)

Bedroom 2

11' 3" x 8' 11" max has breast (3.43m x 2.72m max has breast)

view this property online allenandharris.co.uk/Property/CTN109127



Property Ref:

CTN109127 - 0004

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.

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029 2022 2344



canton@allenandharris.co.uk



183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ



allenandharris.co.uk