





welcome to

Thomas Street, Cardiff

- Chain Free
- Three Bedroom
- Fitted Kitchen
- End Terrace
- Central Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000

Looking to make your mark or invest in a thriving Cardiff neighbourhood? This chain-free home in Grangetown has tons of potential — with two reception rooms, three bedrooms, and a great layout for families or creatives.



Sitting Room

14' 2" x 10' (4.32m x 3.05m)

Dining Room

14' 2" x 8' 6" (4.32m x 2.59m)

Kitchen

11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom 1

14' 2" x 10' (4.32m x 3.05m)

Bedroom 2

14' 2" x 8' 6" (4.32m x 2.59m)

Bedroom 3

8' 6" x 7' 8" (2.59m x 2.34m)

Bathroom

view this property online allenandharris.co.uk/Property/CTN109745



Property Ref: CTN109745 - 0002

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.





029 2022 2344



canton@allenandharris.co.uk



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



allenandharris.co.uk

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.