



Harrowby Street, Cardiff CF10 5GA



**welcome to
Harrowby Street, Cardiff**

- No Chain
- Three Bedroom
- Private Garden Space
- Garage
- Sought-after Cardiff Bay location

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£325,000

Located in the heart of vibrant Cardiff Bay, this beautifully presented three-bedroom end-terrace townhouse offers modern living across three spacious floors, complete with a garage and private rear garden.



view this property online allenandharris.co.uk/Property/CTN109722

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.



Property Ref:

CTN109722 - 0002

Hall
W.C.
Kitchen/Diner
15' 8" max x 9' 7" max (4.78m max x 2.92m max)
Garage
Lounge
15' 9" max x 14' 10" max (4.80m max x 4.52m max)
Bedroom 3
11' 9" x 8' 4" (3.58m x 2.54m)
Bathroom
Bedroom 1
15' 9" x 10' 5" max (4.80m x 3.17m max)
En Suite
Bedroom 2
15' 9" x 9' 2" max (4.80m x 2.79m max)



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