



Aberdovey Street, Splott Cardiff CF24 2ER

welcome to

Aberdovey Street, Splott Cardiff

NO CHAIN! A FIRST FLOOR FLAT situated in the ideal location of SPLOTT within walking distance of local amenities and close to the City Centre with easy access to the A48/M4 access corridor. The accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom.

Entrance

Via door into:

Hall

Stairs rising to first floor.

Lounge

13' 11" x 12' 3" (4.24m x 3.73m)

Double glazed windows to side and rear aspect and radiator.

Kitchen

9' 2" x 8' 10" (2.79m x 2.69m)

Fitted with a range of base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, spaces for washing machine and undercounter fridge, vinyl flooring, wall mounted combi boiler and double glazed window to side aspect.

Bedroom One

13' 8" x 6' 2" (4.17m x 1.88m)

Double glazed window to front aspect and heated towel rail.

Bedroom Two

13' 8" x 7' 11" (4.17m x 2.41m)

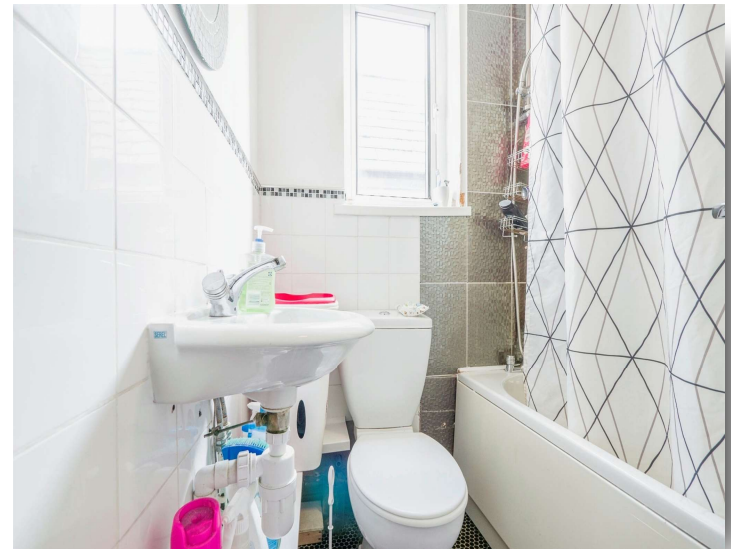
Double glazed windows to front and rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath, low level WC, wash hand basin, vinyl flooring, heated towel rail, partially tiled walls, loft hatch and double glazed window to side aspect.



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.focalagent.com



welcome to
Aberdovey Street,
Splott Cardiff

- First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Double Glazing and GCH

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£135,000



view this property online allenandharris.co.uk/Property/ROA112778



Property Ref:
ROA112778 - 0006

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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