



Pearl Street, Splott Cardiff CF24 1PP

welcome to

Pearl Street, Splott Cardiff

****Two Bedroom Plus Loft Room**** Offered to the market with spacious accommodation throughout is this lovely home situated in an ideal location within walking distance of local amenities and close to Cardiff City Centre. Internal viewing is recommended to appreciate this home.

Ground Floor

Entrance

Via a double glazed front door into porchway with further access into:

Hallway

Stairs rising to first floor, built in understairs storage, radiator and access to:

Lounge

13' 5" Max x 11' 2" Max (4.09m Max x 3.40m Max)
Double glazed window to front aspect, radiator, power points.

Dining Room

11' 9" Max x 11' 3" Max (3.58m Max x 3.43m Max)
Double glazed window to side aspect and double glazed doors providing access to rear garden, radiator, power points.

Kitchen Area

10' 2" x 7' 9" (3.10m x 2.36m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled flooring and double glazed window to side aspect and opens to:

Conservatory

9' 6" x 8' 11" (2.90m x 2.72m)
Double glazed and brick construction with poly carb roof, radiator, tiled flooring and doors providing access to rear garden.

First Floor

Landing

Stairs rising to loft room and doors providing access to:

Bedroom One

16' 9" Max x 11' 3" Max (5.11m Max x 3.43m Max)
Two double glazed windows to front aspect, breast wall, power points and radiator.

Bedroom Two

12' Max x 11' 4" Max (3.66m Max x 3.45m Max)
Double glazed window to rear aspect, power points, radiator, laminate flooring and built in wardrobe in alcove.

Bathroom

Obscured double glazed window to rear aspect, Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, vinyl flooring, partially tiled walls and built in cupboard housing boiler, heated towel rail.

Second Floor

Loft Room

10' 6" x 10' 1" (3.20m x 3.07m)
Double glazed Skylights to front and rear aspect, power points.

Outside

Rear Garden

A lovely size garden which is enclosed and is mainly paved. There are borders of shrubs and flowers. The vendor has advised that there is a water supply.



Ground Floor

First Floor

Second Floor

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
Pearl Street,
Splott Cardiff

- Council Tax Band - D
- Traditional Mid Terraced Home
- Lounge and Dining Room
- Fitted Kitchen and Conservatory
- First Floor Bathroom
- Loft Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: E
offers in excess of

£260,000



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Property Ref:
ROA112996 - 0006

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk