



Marion Street, Splott Cardiff CF24 2DN

welcome to

Marion Street, Splott Cardiff

A well presented traditional bay fronted FOUR BEDROOM MID TERRACED, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. The property further benefits from front forecourt and rear garden.

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor, wood stripped flooring, understairs storage space and doors providing access to:

Lounge Area/ Dining Area

26' 8" Max into bay x 11' 9" into recess narrowing to 10' 2" into recess (8.13m Max into bay x 3.58m into recess narrowing to 3.10m into recess)
Double glazed bay window to front aspect, wood stripped flooring, inset log burner, radiator, powerpoints and double glazed door providing access to rear.

Kitchen

14' 6" excluding door recess x 9' 5" (4.42m excluding door recess x 2.87m)
Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit, spaces for cooker, washing machine, slimline dishwasher, American style fridge/freezer, tiled flooring, radiator, powerpoints, cupboard housing combi boiler, inset spotlights and double glazed window to side aspect and door to:

Utility Room

9' 4" x 8' 1" (2.84m x 2.46m)
Double glazed window to side aspect, radiator, powerpoints and door to:

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, pedestal wash hand basin, wall mounted heater and double glazed obscure window to rear aspect.

First Floor

Landing

Wood stripped flooring and doors providing access to:

Bedroom One

15' 9" into recess x 11' 2" (4.80m into recess x 3.40m)
Two double glazed windows to front aspect, radiator and powerpoints.

Bedroom Two

12' 1" Max x 9' 6" (3.68m Max x 2.90m)
Double glazed window to rear aspect, radiator, powerpoints and loft access.

Bedroom Three

11' 11" x 10' 6" into recess (3.63m x 3.20m into recess)
Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Four

10' 9" into recess x 6' 7" (3.28m into recess x 2.01m)
Double glazed window to side aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising panelled bath, WC, pedestal wash hand basin, heated towel rail, tiled flooring and double glazed obscure window to side aspect.

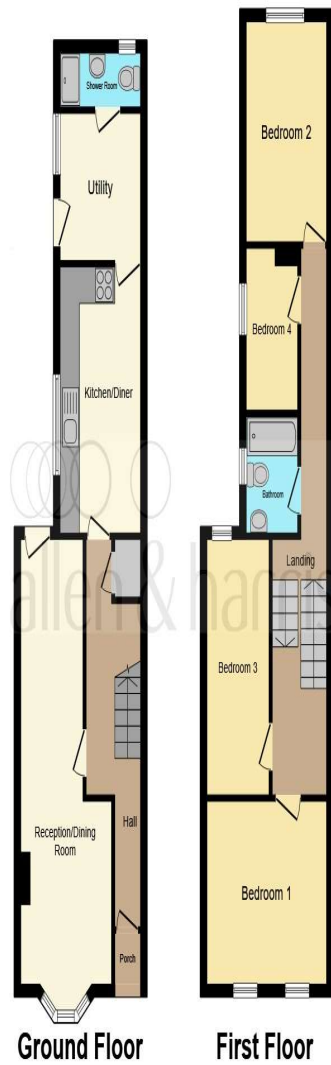
Outside

Front Forecourt

Paved and access to front entrance.

Rear Garden

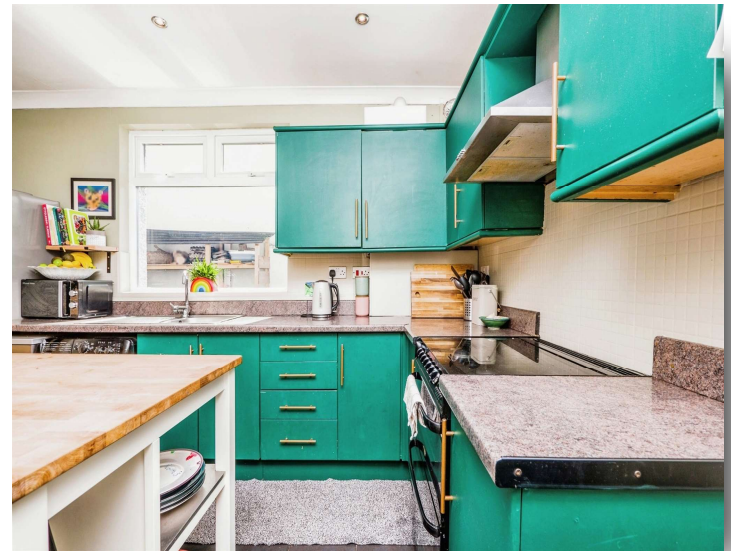
Enclosed with paved patio, raised flower and shrubbed borders, outside tap and shed to remain. Raised decking and pergola with built in seating area and table.



Ground Floor

First 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
Marion Street,
Splott Cardiff

- Council Tax Band - C
- Traditional Bay Fronted Mid Terraced Home
- Four Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen and Utility Room
- Ground Floor Shower Room
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of
£300,000



view this property online allenandharris.co.uk/Property/ROA113061



Property Ref:
ROA113061 - 0004

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk