

Courtenay Road, Splott Cardiff CF24 2JP

welcome to

Courtenay Road, Splott Cardiff

NO ONWARD CHAIN! A SEMI DETACHED COACH HOUSE 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 double glazing, gas central heating.

Ground Floor

Entrance

Via front door into:

Lounge

15' 5" Max x 11' 7" Max (4.70m Max x 3.53m Max)
Double glazed window to side aspect, laminate flooring, radiator, stairs rising to first floor, two double glazed doors to side and rear aspect.

Kitchen

10' 7" Max x 6' 10" Max (3.23m Max x 2.08m Max)
Fitted with an integrated gas hob and electric oven, spaces for washing machine, tumbledryer and fridge/freezer, wall mounted combi boiler, laminate flooring and single glazed wooden frame window to side aspect.

First Floor

Bedroom

12' 7" Max x 9' 9" Max (3.84m Max x 2.97m Max)
Two double glazed windows to side aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, WC, radiator, tiled flooring, fitted storage cupboard and single glazed obscure window to side aspect.

Outside

Paved area.

Estate Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

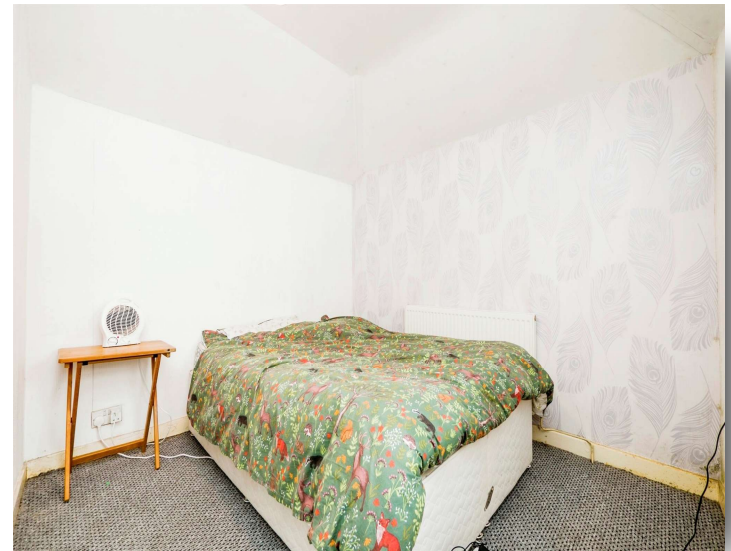


Ground Floor



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
Courtenay Road,
Splott Cardiff

- Council Tax Band - B
- Semi Detached Coach House
- Bedroom
- Lounge
- Kitchen
- First Floor Bathroom
- Double Glazing and GCH

Tenure: Freehold EPC Rating: E

offers in excess of
£170,000



view this property online [allenandharris.co.uk/Property/ROA113034](https://www.allenandharris.co.uk/Property/ROA113034)



Property Ref:
ROA113034 - 0007

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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