

Aberdovey Street, Splott Cardiff CF24 2ER

welcome to

Aberdovey Street, Splott Cardiff

A traditional bay fronted THREE 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 enclosed rear garden.

Ground Floor

Entrance

Via a single glazed wooden front door into:

Porch

Access to:

Hallway

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

Lounge Area

12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed bay window to front aspect, original coving and ceiling rose, radiator and open plan to:

Dining Area

11' 10" x 9' 5" (3.61m x 2.87m)

Double glazed window to rear aspect, radiator, original coving and ceiling rose and boxed in cupboards for storage in alcoves.

Reception Area Three

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to side aspect, steps down from hallway and access to:

Kitchen

11' 9" x 10' 4" (3.58m x 3.15m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, spaces for washing machine and fridge/freezer, radiator, laminate flooring, double glazed window to rear aspect and double glazed door to side aspect.

First Floor

Landing

Loft hatch, original fitted cupboard and doors providing access to:

Bedroom One

14' 1" x 10' 2" (4.29m x 3.10m)

Two double glazed windows to front aspect, radiator, exposed floorboards and fitted wardrobes.

Bedroom Two

11' 9" x 9' 6" (3.58m x 2.90m)

Double glazed window to rear aspect and radiator.

Bedroom Three

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed tilt and turn window to rear aspect, exposed floorboards, radiator and built in cupboard housing combi boiler.

Bathroom

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

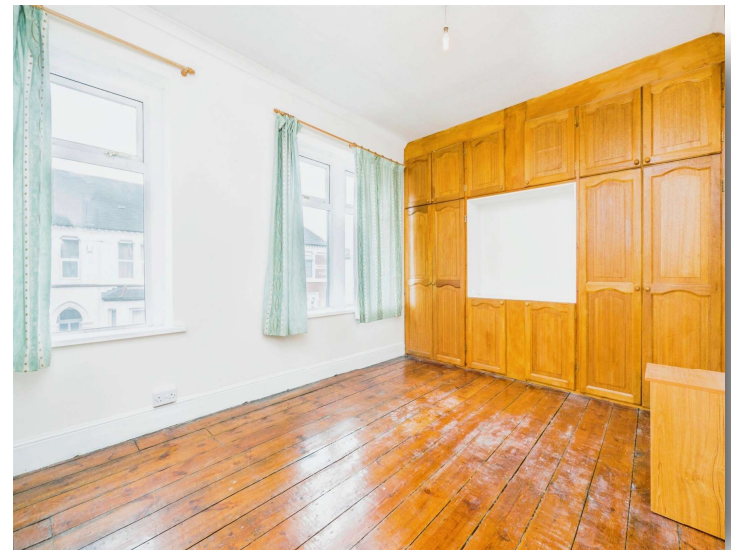
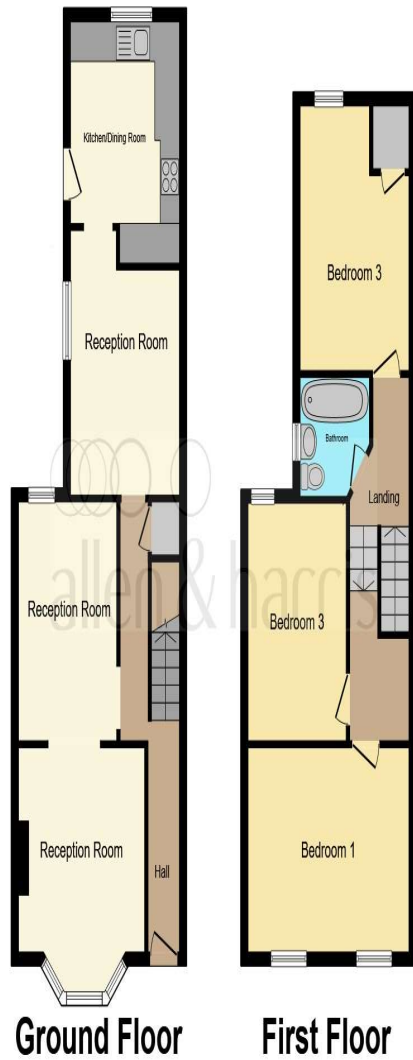
Outside

Front Forecourt

Path leading to front entrance.

Rear Garden

Enclosed, paved area to side and artificial grass laid temporarily.



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

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area and Dining Area
- Reception Area Three
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



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Property Ref:
ROA113333 - 0005

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