



**Kerrycroy Street, Splott Cardiff CF24 2AQ**

**welcome to**

## **Kerrycroy Street, Splott Cardiff**

A TWO BEDROOM traditional mid terrace home 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 property further benefits from gas central heating and enclosed rear courtyard.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Porch**

Access to:

#### **Lounge/ Dining Area**

19' 6" Max x 13' 5" Max ( 5.94m Max x 4.09m Max )

Double glazed window to front aspect, stairs rising to first floor, feature fireplace and access to:

#### **Inner Hall**

Double glazed door providing access to rear and access to:

#### **Kitchen**

9' 7" x 5' 7" ( 2.92m x 1.70m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit with Insinkerator waste disposal system, integrated gas hob and electric oven with cooker hood, spaces for washing machine and fridge/freezer and double glazed window to rear aspect.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail and double glazed window to rear aspect.

### **First Floor**

#### **Bedroom One**

10' x 12' 10" ( 3.05m x 3.91m )

Double glazed window to front aspect, single light fitting, carpeted floor, radiator, multiple power points, breast wall and loft hatch

#### **Bedroom Two**

9' 2" x 6' 7" ( 2.79m x 2.01m )

Double glazed window to rear aspect, single light fitting, carpeted floor, radiator, multiple power points, breast wall with storage shelving.

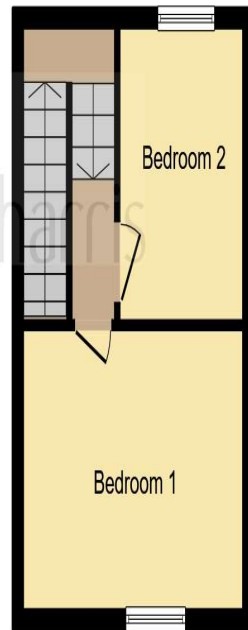
### **Outside**

### **Rear Courtyard**

Mainly paved.



**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](http://www.focalagent.com)



**welcome to**  
**Kerrycroy Street,**  
**Splott Cardiff**

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge/ Dining Area
- Fitted Kitchen
- Ground Floor Shower Room
- Enclosed Courtyard
- Popular Location

Tenure: Freehold EPC Rating: D

**£185,000**



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Property Ref:  
ROA113331 - 0006

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