



**Marion Street, Splott Cardiff CF24 2DL**

**welcome to**

## **Marion Street, Splott Cardiff**

NO ONWARD CHAIN! A traditional THREE BEDROOM MID TERRACED home, 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 a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, two built in cupboards under the stairs and access to:

#### **Lounge Area**

12' 4" Max x 10' 10" Max ( 3.76m Max x 3.30m Max )  
Two double glazed windows to front aspect, radiator, gas fire and original coving.

#### **Dining Area**

12' 3" x 10' 4" ( 3.73m x 3.15m )  
Double glazed window to rear aspect, gas fire, radiator and built in cupboards in alcoves.

#### **Kitchen**

12' 7" Max x 8' 7" Max ( 3.84m Max x 2.62m Max )  
Fitted with base level units with complementary work surface over, sink unit, spaces for cooker, washing machine and dishwasher, vinyl floor tiles, wall mounted boiler and double glazed windows to side and rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

16' 2" Max x 11' ( 4.93m Max x 3.35m )  
Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

12' 5" x 10' 3" Max ( 3.78m x 3.12m Max )  
Double glazed window to rear aspect, radiator and fitted wardrobes.

#### **Bedroom Three**

9' 1" x 9' ( 2.77m x 2.74m )  
Double glazed window to rear aspect, radiator and exposed floorboards.

#### **Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin, WC, radiator and double glazed window to side aspect.

### **Outside**

#### **Front Forecourt**

Paved path leading to front entrance.

#### **Rear Garden**

Enclosed with area laid to lawn, patio area, outside WC, greenhouse and wooden shed to remain.



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**  
**Marion Street,**  
**Splott Cardiff**

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

Tenure: Freehold EPC Rating: D

offers in excess of  
**£220,000**



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Property Ref:  
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