



Kilcattan Street, Splott Cardiff CF24 2AN

welcome to

Kilcattan Street, Splott Cardiff

A ONE 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:

Lounge

18' 5" into recess x 9' 10" (5.61m into recess x 3.00m)
Double glazed window to front aspect, stairs rising to first floor, radiator and access to:

Kitchen

11' 10" into recess x 9' (3.61m into recess x 2.74m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit integrated hob and electric oven, spaces for washing machine and fridge/freezer, wall mounted boiler and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Double Bedroom

13' 6" into recess x 9' 11" (4.11m into recess x 3.02m)
Double glazed window to front aspect, radiator and powerpoint.

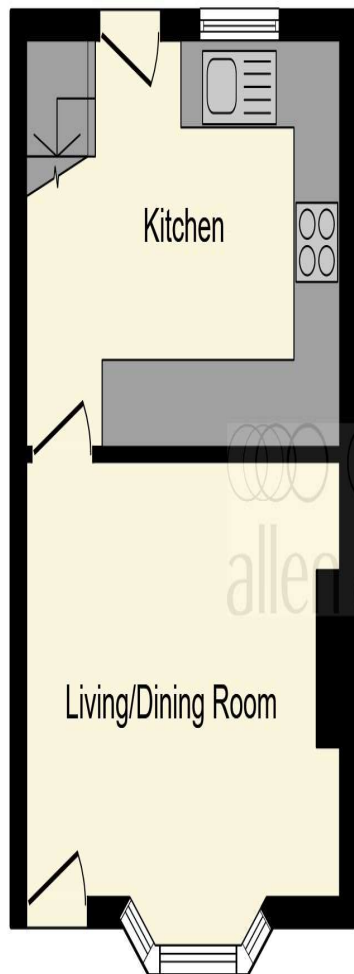
Bathroom

Fitted with a four piece suite comprising separate bath, shower cubicle, WC, wash hand basin, wall mounted towel rail, cupboard space and double glazed obscure window to rear aspect.

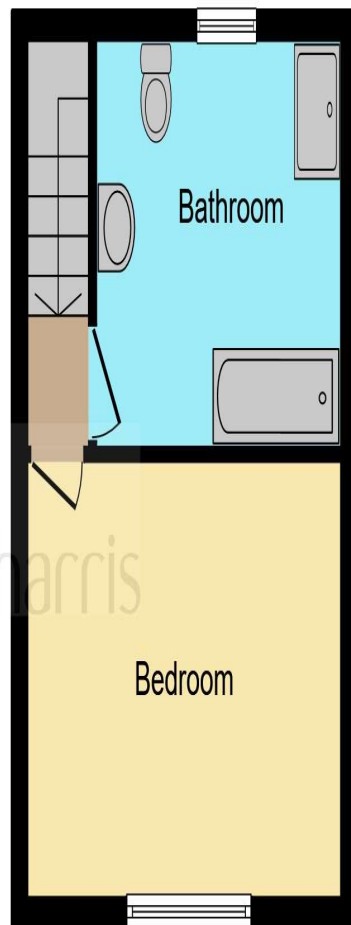
Outside

Rear Courtyard

Mainly paved.

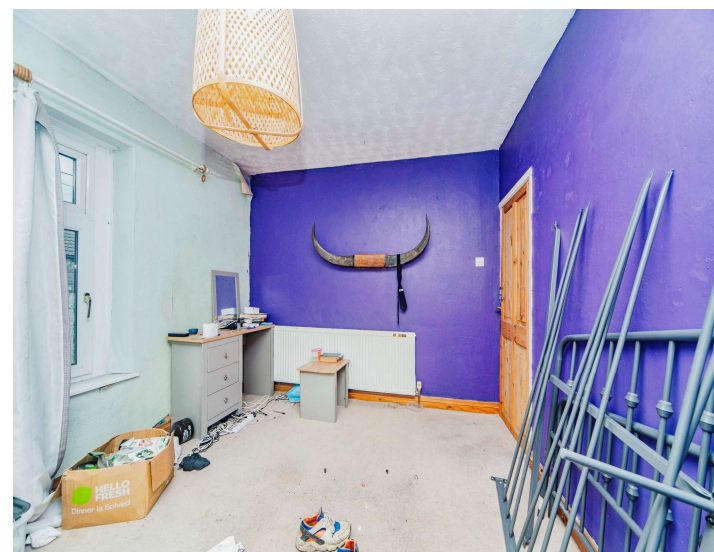


Ground Floor



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



welcome to
Kilcattan Street,
Splott Cardiff

- Traditional Mid Terraced Home
- Double Bedroom
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Courtyard
- Popular Location

Tenure: Freehold EPC Rating: D

£150,000



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Property Ref:
ROA113377 - 0005

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