



Farmville Road, Splott Cardiff CF24 2JN

welcome to

Farmville Road, Splott Cardiff

NO CHAIN! A traditional THREE BEDROOM double bay fronted mid terraced family home situated within the heart of SPLOTT, maintaining some original features, within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. Viewing Recommended!

Ground Floor

Entrance

Via a single glazed wooden front door into:

Porch

Secondary wooden door into:

Hallway

Stairs rising to first floor and access to:

Lounge

14' 3" Max x 10' 1" Max (4.34m Max x 3.07m Max)
Double glazed bay window to front aspect, original fireplace with stone mantle, original coving and radiator.

Dining Room

13' 3" Max x 11' 10" Max (4.04m Max x 3.61m Max)
Double glazed window to rear aspect, gas fire with marble hearth, original coving and radiator.

Kitchen

13' 2" x 8' 6" (4.01m x 2.59m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob, electric oven and grill, cooker hood, space for washing machine, tiled flooring, radiator, double glazed window to side aspect and double glazed door to side aspect and access to:

Utility Room

9' 6" x 4' 4" (2.90m x 1.32m)
Two single glazed windows to side and rear aspect, tiled flooring and WC.

First Floor

Landing

Loft hatch, fitted cupboard and doors providing access to:

Bedroom One

16' 2" Max x 13' 8" Max (4.93m Max x 4.17m Max)
Double glazed bay window and additional double glazed window to front aspect and radiator.

Bedroom Two

12' 8" Max x 8' 9" Max (3.86m Max x 2.67m Max)
Double glazed window to rear aspect and radiator.

Bedroom Three

13' 4" Max x 9' Max (4.06m Max x 2.74m Max)
Single glazed window to rear aspect, radiator and original fireplace.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, vinyl flooring, tiled walls, heated towel rail and single glazed window to side aspect.

Outside

Front Forecourt

Original tiled path leading to front entrance.

Rear Garden

Enclosed and mainly paved with concrete shed.

Agents Note

It is our understanding that the Property is pending first registration with Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.



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
Farmville Road,
Splott Cardiff

- Traditional Double Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- First Floor Shower Room
- Original Features
- Front Forecourt and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of
£250,000



view this property online allenandharris.co.uk/Property/ROA113111



Property Ref:
ROA113111 - 0003

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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