



Aberdovey Street, Splott Cardiff CF24 2ER

welcome to

Aberdovey Street, Splott Cardiff

A traditional bay fronted TWO BEDROOM MID TERRACED, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre. The property further benefits from front forecourt and enclosed rear garden. Viewings Highly Recommended!

Ground Floor

Entrance

Via a front door into:

Hall

Radiator and access to:

Lounge

12' 11" Max x 10' (3.94m Max x 3.05m)

Double glazed bay window to front aspect, solid wood flooring and radiator.

Dining Room

13' 5" Max x 12' 4" Max (4.09m Max x 3.76m Max)

Double glazed window to rear aspect, stairs rising to first floor, understairs storage cupboard, solid wood flooring, feature fireplace, radiator and access to:

Kitchen

11' 6" Max x 8' 10" (3.51m Max x 2.69m)

Fitted with a range of wall and base level units with complementary solid wood work surfaces over, sink and drainer unit, integrated gas hob, oven and grill, spaces for washing machine and fridge/freezer, tiled flooring, double glazed window to side aspect and double glazed door providing access to rear garden.

First Floor

Landing

Loft access and doors providing access to:

Bedroom One

13' 5" Max x 10' 9" Max (4.09m Max x 3.28m Max)

Two double glazed windows to front aspect, radiator and feature fireplace.

Bedroom Two

12' 4" x 8' Max (3.76m x 2.44m Max)

Double glazed window to rear aspect, radiator and feature fireplace.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, exposed floorboards, radiator, feature fireplace, wall mounted combi boiler and double glazed window to rear aspect.

Outside

Front Forecourt

Tiled path leading to front entrance.

Rear Garden

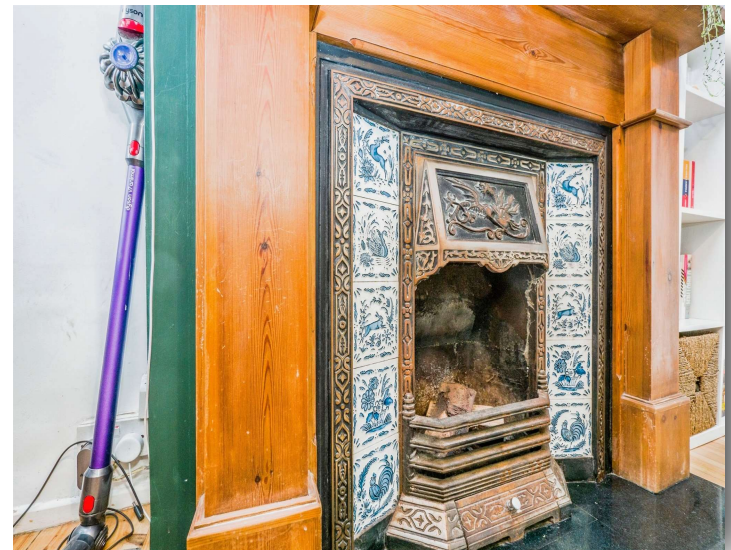
Recently landscaped, fully enclosed, sleepers with spotlights creating planting beds, patio area and stone chipping's to side.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Aberdovey Street,
Splott Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Two Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Recently Landscaped Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



view this property online allenandharris.co.uk/Property/ROA113595



Property Ref:
ROA113595 - 0003

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