



Augusta Street,Adamsdown Cardiff CF24 0EN

welcome to

Augusta Street, Adamsdown Cardiff

A THREE BEDROOM MID TERRACED home, situated in this ideal location of ADAMSDOWN, close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. The A48/M4 access corridor is also a short drive away. Internal Viewing Recommended!

Ground Floor

Entrance

Door providing access to:

Hallway

Stairs rising to first floor, radiator, understairs storage space and doors providing access to:

Lounge

13' 2" Max x 11' 5" (4.01m Max x 3.48m)
Double glazed window to front aspect, radiator, powerpoints, feature fire surround and built in cupboard housing gas and electric meters.

Reception Room Two

11' 5" x 11' 4" Max (3.48m x 3.45m Max)
Double glazed window to rear aspect, feature fire surround and powerpoints.

Kitchen

10' 9" exclu recess x 8' 11" (3.28m exclu recess x 2.72m)
Fitted with wall units with complementary work surfaces over, stainless steel sink and drainer unit, radiator, powerpoints, double glazed window to side aspect, double glazed door to side aspect and door providing access to:

Bathroom

Fitted with a four piece suite comprising bath, walk in shower unit and seat, WC, wash hand basin, radiator and double glazed obscure window to rear aspect.

First Floor

Landing

Loft access and doors providing access to:

Bedroom One

16' 11" Max x 11' 6" (5.16m Max x 3.51m)
Two double glazed windows to front aspect, radiator and powerpoints.

Bedroom Two

11' 6" x 11' 4" Max (3.51m x 3.45m Max)
Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Three

12' 2" Max x 9' (3.71m Max x 2.74m)
Double glazed window to rear aspect, radiator, powerpoint and wall mounted boiler.

Outside

Rear Garden

Enclosed with paved patio area.



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.



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Augusta Street,
Adamsdown Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Reception Room Two
- Fitted Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

£200,000



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Property Ref:
ROA113837 - 0004

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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