

Topaz Street, Adamsdown Cardiff CF24 1PG

welcome to

Topaz Street, Adamsdown Cardiff

A TWO BEDROOM MID TERRACED home, in need of refurbishment, 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.

Ground Floor

Entrance

Via a single glazed wooden front door into:

Hallway

Stairs rising to first floor, vinyl flooring, radiator, understairs storage and access to:

Lounge Area

12' 11" Max x 11' 1" Max (3.94m Max x 3.38m Max)

Double glazed window to front aspect, radiator, vinyl flooring and access to:

Utility Area

10' 11" x 4' 11" (3.33m x 1.50m)

Two kitchen cupboards, sink unit, vinyl flooring and access to:

Wet Room

Fitted with an electric shower, WC, wash hand basin, vinyl flooring, tiled walls and double glazed window to rear aspect.

Kitchen

12' 4" x 8' 6" (3.76m x 2.59m)

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

First Floor

Landing

Exposed floorboards, radiator and doors providing access to:

Bedroom One

16' 6" x 11' 1" (5.03m x 3.38m)

Two single glazed windows to front aspect, radiator and exposed floorboards.

Bedroom Two

12' 6" Max x 11' 1" Max (3.81m Max x 3.38m Max)

Single glazed wooden window to rear aspect, radiator and exposed floorboards.

Boiler Area

8' 9" x 4' 6" (2.67m x 1.37m)

Loft hatch, radiator, vinyl flooring and wall mounted combi boiler.

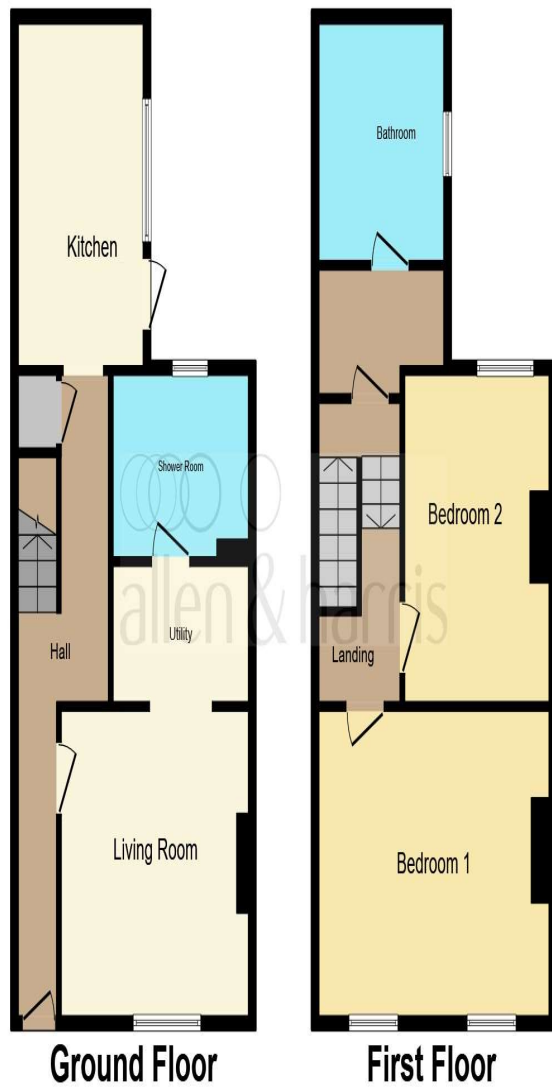
Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, WC, wash hand basin, vinyl flooring, pvc clad walls, radiator and double glazed window to side aspect.

Outside

Rear Garden

Enclosed with patio area and artificial grass.



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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Topaz Street,
Adamsdown Cardiff

- Mid Terraced Home
- Two Bedrooms
- Lounge Area and Fitted Kitchen
- Ground Floor Shower Room and Utility Area
- First Floor Bathroom and Boiler Area
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: C

offers in excess of

£190,000



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Property Ref:
ROA112863 - 0003

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