



Comet Street,Adamsdown Cardiff CF24 0JB

welcome to

Comet Street, Adamsdown Cardiff

NO CHAIN! CURRENTLY TENANTED! A THREE BEDROOM MID TERRACED home, situated in this ideal location of ADAMSDOWN, with original features close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. There is an enclosed garden to the rear.

Ground Floor

Entrance

Via a solid wood front door into:

Hallway

Stairs rising to first floor, laminate flooring and access to:

Lounge

13' Max x 11' 8" Max (3.96m Max x 3.56m Max)
Single glazed window to front aspect, radiator and laminate flooring.

Dining Room

11' 6" Max x 10' 4" Max (3.51m Max x 3.15m Max)
Double glazed window to rear aspect, radiator and laminate flooring.

Kitchen

11' 5" Max x 9' 8" Max (3.48m Max x 2.95m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, laminate flooring, double glazed window to rear aspect and double glazed door providing access to rear.

First Floor

Landing

Doors providing access to:

Bedroom One

16' 9" x 13' Max (5.11m x 3.96m Max)
Two single glazed windows to front aspect and radiator.

Bedroom Two

11' 7" x 10' 6" (3.53m x 3.20m)
Double glazed window to rear aspect, radiator and fitted cupboard.

Bedroom Three

6' 9" x 6' 5" (2.06m x 1.96m)
Double glazed window to side aspect and radiator.

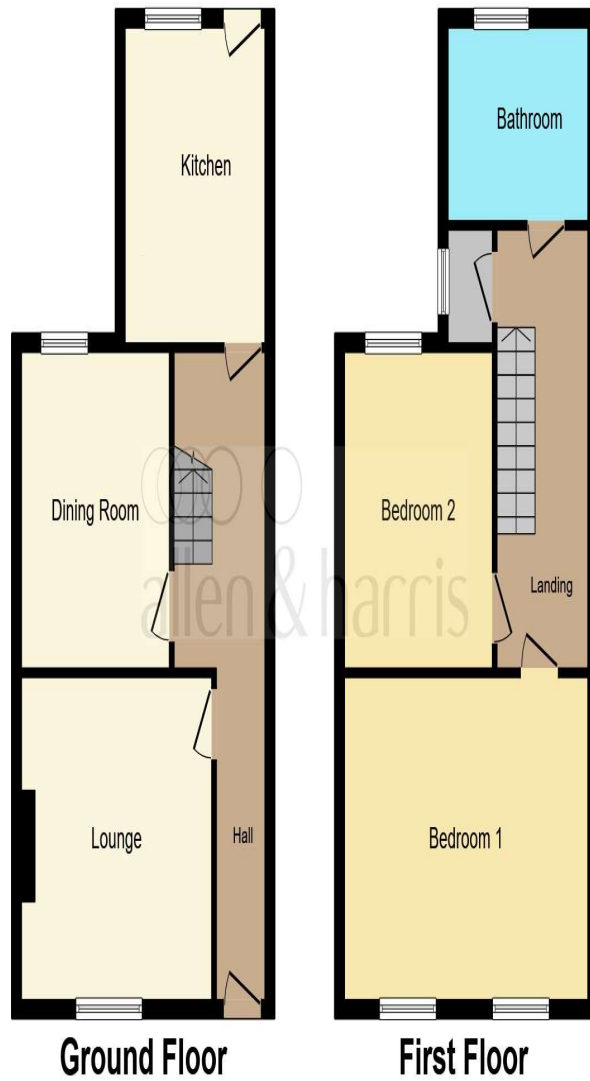
Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, vinyl flooring, tiled walls, radiator and double glazed window to rear aspect.

Outside

Rear Garden

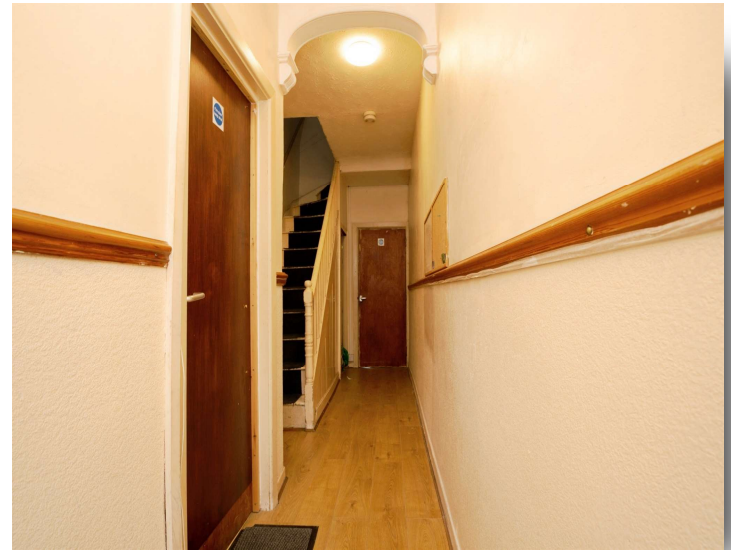
Enclosed with concrete area and area laid to lawn.



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
Comet Street,
Adamsdown Cardiff

- Mid Terraced Home
- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of
£240,000



view this property online allenandharris.co.uk/Property/ROA114108



Property Ref:
ROA114108 - 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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