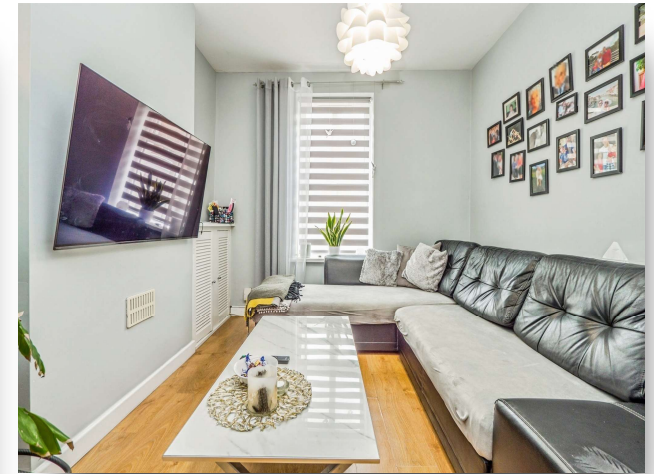




Clifton Street, Adamsdown Cardiff CF24 1LT

welcome to

Clifton Street, Adamsdown Cardiff

NO CHAIN! A TWO 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

Via a double glazed front door into:

Hall

Laminate flooring, radiator and access to:

Lounge Area

10' 9" Max x 10' 7" Max (3.28m Max x 3.23m Max)

Double glazed window to front aspect, radiator, laminate flooring, fitted cupboard in alcove and opens to:

Dining Area

14' Max x 12' (4.27m Max x 3.66m)

Double glazed window to rear aspect, radiator, laminate flooring, stairs rising to first floor, built in cupboard and access to:

Kitchen Area

9' 7" x 8' 2" (2.92m x 2.49m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for dishwasher and fridge/freezer, wall mounted combi boiler, laminate flooring, radiator, double glazed window to rear aspect and double glazed door to side aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

14' Max x 10' 9" Max (4.27m Max x 3.28m Max)

Two double glazed windows to front aspect and radiator.

Bedroom Two

12' 2" Max x 7' 9" Max (3.71m Max x 2.36m Max)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin inset to vanity unit, WC, heated towel rail, radiator, partially tiled walls, tiled flooring, extractor, built in storage cupboard and double glazed window to rear aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with patio area, area laid to lawn and decking, stone chipping's, paved footpath, lean to covered area and outside tap and socket.



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
Clifton Street,
Adamsdown Cardiff

- Mid Terraced Home
- Two Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen Area
- First Floor Four Piece Bathroom
- Front Forecourt
- Enclosed Rear Garden
- Popular Location

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

offers in excess of
£200,000



view this property online allenandharris.co.uk/Property/ROA114065



Property Ref:
ROA114065 - 0002

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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