



Railway Street, Splott Cardiff CF24 2DG

welcome to

Railway Street, Splott Cardiff

If you are looking to be close to the City Centre with local amenities on your doorstep, then this lovely maisonette is perfect! This ideal first time buy has it's own private entrance, situated over two floors. The property is within walking distance of local amenities and no chain involved!

Entrance

Via a private front door into:

Lounge Area/ Kitchen Area

15' 4" x 11' 1" (4.67m x 3.38m)

Lounge Area: Double glazed window to front aspect, radiator, powerpoints, stairs rising to first floor and understairs storage space.

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, extractor hood, plumbing for washing machine, powerpoints, wall mounted boiler and window to rear aspect.

First Floor

Double Bedroom

14' 2" x 7' 3" (4.32m x 2.21m)

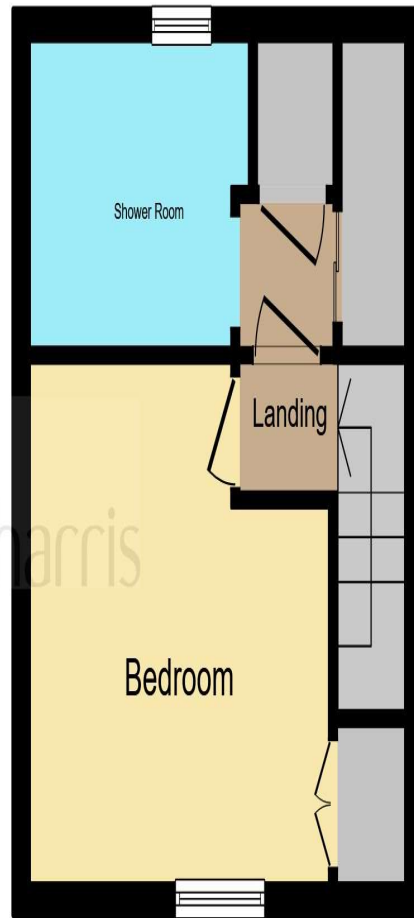
Double glazed window to front aspect, radiator and powerpoints.

Shower Room

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin, WC, radiator and double glazed obscure window to rear aspect.



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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Railway Street,
Splott Cardiff

- Split Level Maisonette
- Double Bedroom
- Lounge Area
- Fitted Kitchen Area
- Shower Room

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£125,000



view this property online allenandharris.co.uk/Property/ROA113877



Property Ref:
ROA113877 - 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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