



**Adeline Street, Splott Cardiff CF24 2BH**

**welcome to**

## **Adeline Street, Splott Cardiff**

NO ONWARD CHAIN! A traditional THREE BEDROOM MID TERRACED home, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre. The property further benefits from gas central heating and enclosed rear garden. Viewings recommended!

### **Ground Floor**

#### **Entrance**

Via a single glazed wooden door into:

#### **Hall**

Stairs rising to first floor, understairs storage, exposed floorboards and access to:

#### **Lounge**

11' 9" Max x 11' 5" Max ( 3.58m Max x 3.48m Max )  
Double glazed window to front aspect, fitted Venetian blinds, exposed floorboards, radiator and decorative fireplace.

#### **Dining Room**

12' 2" Max x 9' 9" Max ( 3.71m Max x 2.97m Max )  
Double glazed window to rear aspect, fitted Venetian blinds, radiator, exposed floorboards and breast wall housing fireplace.

#### **Kitchen**

13' 8" x 8' 11" ( 4.17m x 2.72m )  
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, space for fridge/freezer, vinyl flooring, exposed brick opening, steps down from entrance hall, double glazed window to side aspect, fitted Venetian blinds and access to:

#### **Utility Room**

9' 1" x 8' 9" ( 2.77m x 2.67m )  
Fitted with base level units with complementary solid wood work surfaces over, sink unit, spaces for washing machine, tumbledryer and dishwasher, tiled flooring, double glazed window to side aspect, double glazed door providing access to rear and access to:

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin inset to vanity unit, WC, heated towel rail, tiled flooring and two double glazed windows to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

15' 6" Max x 11' 6" Max ( 4.72m Max x 3.51m Max )  
Two double glazed windows to front aspect, radiator and breast wall with fireplace.

#### **Bedroom Two**

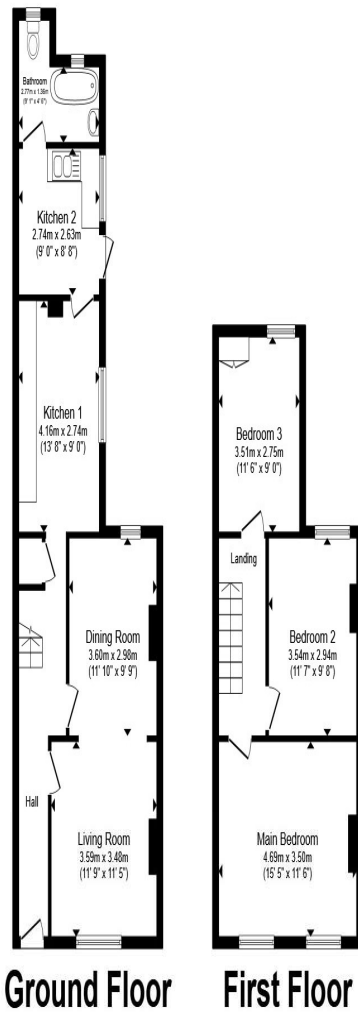
11' 7" Max x 9' 9" Max ( 3.53m Max x 2.97m Max )  
Double glazed window to rear aspect, radiator, exposed floorboards and breast wall with fireplace.

### **Outside**

#### **Rear Garden**

Enclosed with patio area, stone chipping's and decking to side.





Total floor area 100.9 m<sup>2</sup> (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Adeline Street,**  
**Splott Cardiff**

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- Downstairs Bathroom
- Enclosed Rear Garden
- Popular Location

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

offers in excess of  
**£250,000**



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Property Ref:  
ROA114441 - 0002

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