

**Lead Street, Adamsdown Cardiff CF24 0LJ**

**welcome to**

## **Lead Street, Adamsdown Cardiff**

NO CHAIN! A THREE 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 property further benefits from gas central heating and enclosed rear garden.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hall**

Laminate flooring, radiator and access to:

#### **Reception Room One**

13' 1" x 11' 1" ( 3.99m x 3.38m )

Double glazed window to front aspect, radiator and laminate flooring.

#### **Reception Room Two**

11' 10" x 11' 1" ( 3.61m x 3.38m )

Double glazed window to rear aspect, radiator and laminate flooring.

#### **Kitchen/ Diner**

14' 5" x 9' 4" ( 4.39m x 2.84m )

Fitted with a range of wall and base level units with complementary surfaces over, sink unit, spaces for gas cooker, washing machine and fridge/freezer, laminate flooring, wall mounted combi boiler, double glazed window to side aspect, double glazed door to side and door providing access to:

#### **Bathroom**

9' 9" x 6' 7" ( 2.97m x 2.01m )

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

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

16' 5" x 11' ( 5.00m x 3.35m )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

11' 11" x 10' 9" ( 3.63m x 3.28m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

14' 1" x 9' 4" ( 4.29m x 2.84m )

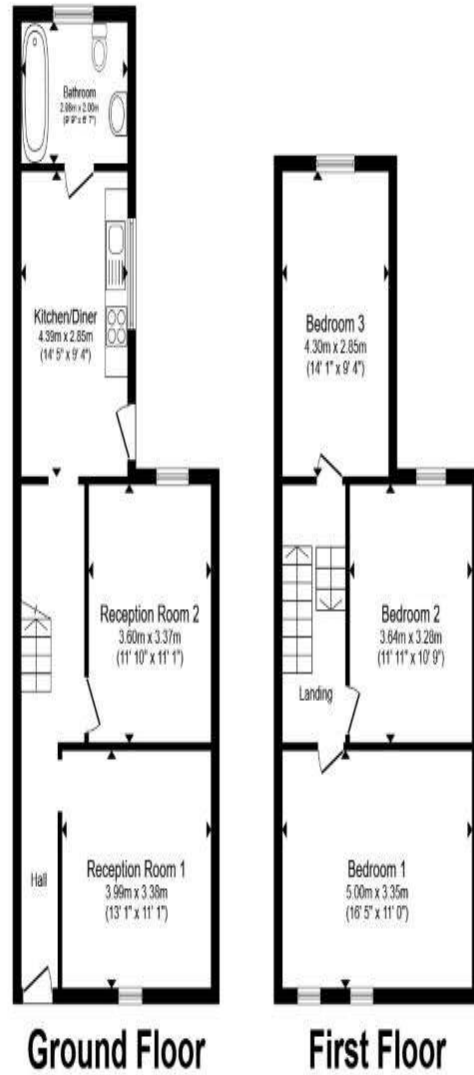
Double glazed window to rear aspect and radiator.

### **Outside**

#### **Rear Garden**

Enclosed with artificial grass area, planted beds and concrete area to side.





Total floor area 103.1 m<sup>2</sup> (1,110 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**  
**Lead Street,**  
**Adamsdown Cardiff**

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

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

**£250,000**



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Property Ref:  
ROA114392 - 0003

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