



**Carlisle Street, Splott Cardiff CF24 2PH**

## welcome to

### Carlisle Street, Splott Cardiff

This charming period property in the heart of Splott offers original features throughout! With 4 bedrooms, first floor bathroom and 3 reception rooms, it offers space and size as well as excellent potential to grow. Freehold. Book your viewing today!

#### Ground Floor

##### **Entrance**

Via a single glazed wooden front door into:

##### **Hallway**

Stairs rising to first floor, dado rail, original tiled flooring, original coat hook recess and access to:

##### **Lounge**

11' 11" x 11' ( 3.63m x 3.35m )

Double glazed window to front aspect, original coving, picture rail, breast wall with original fire, exposed floorboards and radiator.

##### **Sitting Room**

12' 3" x 10' 3" ( 3.73m x 3.12m )

Two built in alcoves, breast wall with opening and wooden glass doors, exposed floorboards, radiator and single glazed wooden door providing access to rear.

##### **Dining Room**

15' 6" x 10' 4" ( 4.72m x 3.15m )

Double glazed window to side aspect, original clay tiled flooring, fitted wooden cabinet, radiator and chimney breast with stove for decoration.

##### **Kitchen**

10' 10" x 10' 6" ( 3.30m x 3.20m )

Fitted with wall and base level units with complementary solid wood work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, tiled splashback, tiled flooring, double glazed windows to side and rear aspect and single glazed wooden door providing access to rear garden.

#### First Floor

##### **Landing**

Carpet runner up the stairs and doors providing access to:

##### **Bedroom One**

16' 1" x 10' 11" ( 4.90m x 3.33m )

Two double glazed windows to front aspect, breast wall with original fireplace, exposed floorboards and radiator.

##### **Bedroom Two**

12' 2" x 10' 2" ( 3.71m x 3.10m )

Double glazed window to rear aspect, radiator, exposed floorboards and fitted cupboard in alcove.

##### **Bedroom Three**

10' 11" x 10' 6" ( 3.33m x 3.20m )

Double glazed window to rear aspect, radiator and exposed floorboards.

##### **Bedroom Four**

8' 9" x 7' 3" ( 2.67m x 2.21m )

Double glazed window to side aspect, radiator, exposed floorboards, breast wall with fitted cupboard housing combi boiler.

##### **Bathroom**

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

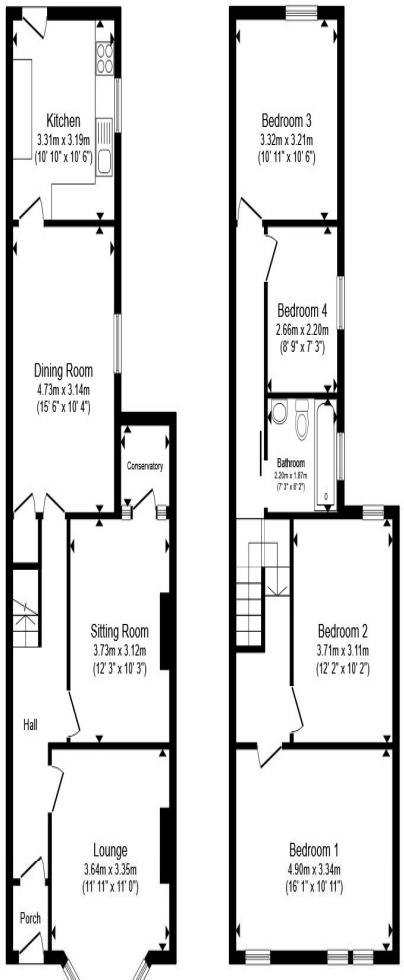
#### Outside

##### **Front Forecourt**

Mainly paved.

##### **Rear Garden**

Enclosed with paved area.



**Ground Floor**

**First Floor**

Total floor area 127.2 m<sup>2</sup> (1,369 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)



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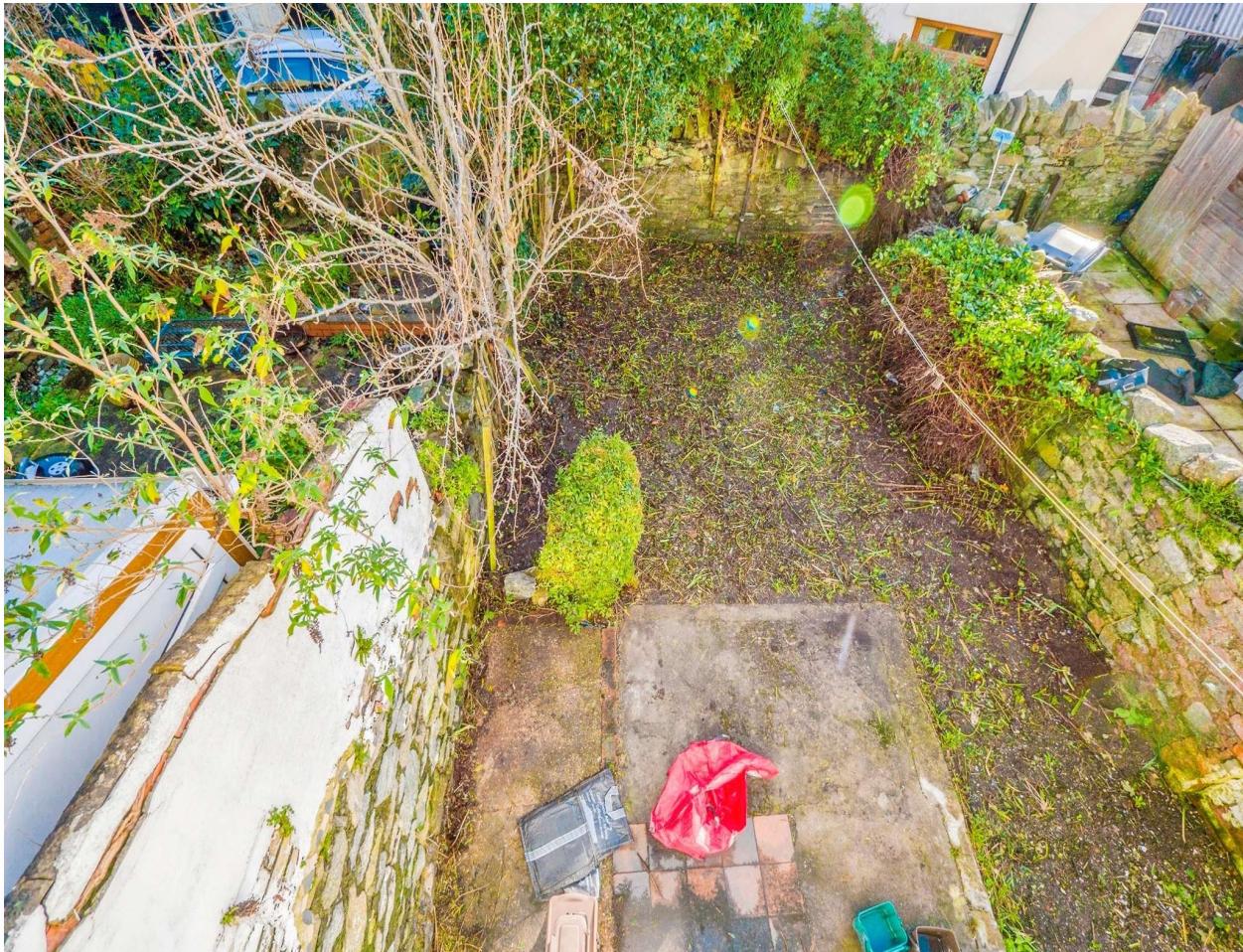
- Four Bedrooms
- Three Reception Rooms
- Upstairs Bathroom
- Bay Fronted Period Property
- Forecourt Front

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£280,000**



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Property Ref:  
ROA114442 - 0002

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