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MR HOMES
SALES & LETTINGS



Tin Street
Splott, Cardiff
CF24 0HF

Guide Price £255,000 to £265,000
Freehold

Tin Street, Splott, Cardiff, CF24 0HF

- NO CHAIN
- FULLY RENOVATED
- 3 DOUBLE BEDROOMS
- 2 RECEPTIONS ROOMS
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- BRAND NEW uPVC DG WINDOWS
- BRAND NEW FRONT DOOR
- BRAND NEW GAS COMBI BOILER
- FREEHOLD



MR Homes are delighted to represent our client in bringing to market this fully renovated 3-bed mid-terraced property. The current owners have done a back-to-brick refurbishment of this period property and brought it bang up-to-date, ready for 21st century living. You will not want to miss out on the opportunity to secure this genuine turn-key property. The refurbishment has been considerate and preserved the remaining period features, such as the decorative cornice work and coving in the hallway. Otherwise, the property has undergone a full renovation, including new composite front door, new uPVC double glazed units throughout, new internal doors, new flooring (tiling and carpeting), new fitted kitchen, new bathroom. The property needs to be seen to be fully appreciated so don't delay and book your viewing appointment today!

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

Mains Gas and Electricity. Mains Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Accessed via pavement; on street parking available through Cardiff Council parking permit

Entrance

4' 9" x 3' 6" (1.45m x 1.07m)

Accessed via new composite front door with three obscured DG panels and integral letterbox and obscured DG transom above; newly laid tiled flooring; metal access panels to mains water stopcock; access to Hallway

Hallway

18' 1" x 5' 4" MAX (5.51m x 1.62m)

Accessed via solid timber door with obscured glazed transom above; newly laid fully tiled flooring; modern radiator; original decorative coving; stairs rise to first floor; understairs storage cupboard; access to Living Room, Dining Room and Kitchen; newly installed RCD Consumer Unit and electricity meter

Living Room

10' 11" x 12' 5" (3.32m x 3.78m)

Carpeted; modern radiator; cupboard housing gas meter; new uPVC DG window to front



Dining Room

10' 10" x 11' 2" (3.30m x 3.40m)

Newly carpeted; modern radiator; new uPVC DG window to rear



Kitchen

12' 5" x 8' 6" (3.78m x 2.59m)

Newly laid tiled flooring; newly fitted wall and base units with worktops over; Leisure stainless steel sink with half bowl and draining board and stainless steel mixer tap; integrated Lamona 4-ring electric hob with Lamona extractor hood over; integrated Lamona electric oven; integrated Lamona fridge/freezer; space and plumbing for washing machine; modern radiator; new uPVC DG window to side

Rear Hallway/Utility

2' 11" x 7' 10" (0.89m x 2.39m)

Newly laid tiled flooring; worktop; space and plumbing for washing machine; space for tumble dryer; uPVC door with obscured DG panel providing access to rear garden

Bathroom

9' 0" x 8' 2" (2.74m x 2.49m)

Newly laid tiled flooring and partly tiled walls; storage cupboard containing gas central heating Combi boiler: Ideal 30 Esprit eco2; modern radiator; vanity unit with integral sink and mixer tap; panelled bath with stainless steel mixer tap; shower cubicle with mains powered shower and dual shower heads; Icon Autoflow extractor fan; new uPVC obscured DG window to rear



First Floor Landing

7' 9" x 5' 5" MAX (2.36m x 1.65m)

Newly carpeted; access to Bedrooms 1, 2 & 3 and upstairs WC; access hatch to loft; new uPVC DG window to rear

WC

2' 1" x 3' 6" (0.63m x 1.07m)

Newly tiled flooring; partly tiled walls; new WC; new sink with stainless steel mixer tap; uPVC obscured DG window to side

Bedroom 1

11' 5" x 16' 4" (3.48m x 4.97m)

Newly carpeted; modern radiator; 2 x new uPVC DG windows to front

Bedroom 2

10' 9" x 10' 10" (3.27m x 3.30m)

Newly carpeted; modern radiator; new uPVC DG window to rear

Bedroom 3

9' 2" x 9' 2" (2.79m x 2.79m)

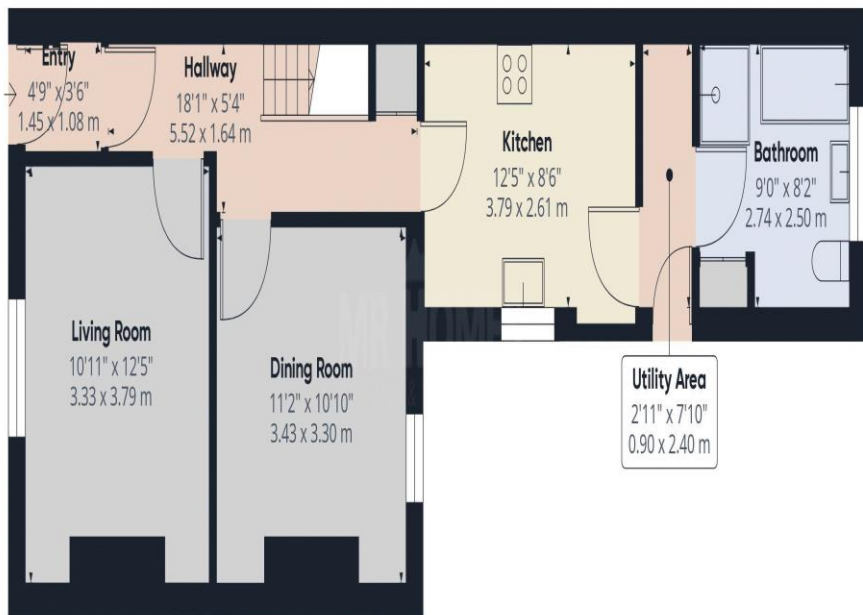
Newly carpeted; modern radiator; new uPVC DG window to rear

Rear Garden

Enclosed on all sides



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

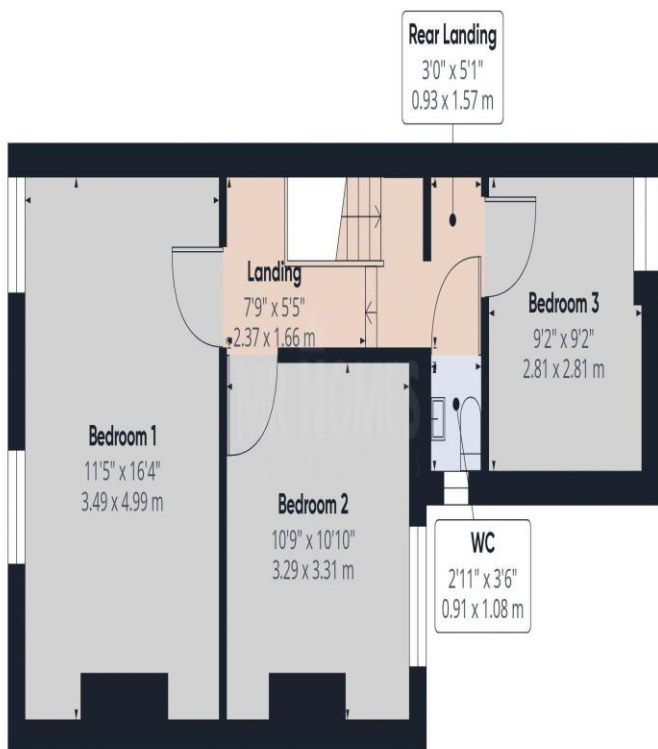


Floor 0

Approximate total area⁽¹⁾

990.82 ft²

92.05 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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