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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Coveny Street,  
Splott, Cardiff  
CF24 2NP

Guide Price £285,000 to £295,000  
Freehold



# Coveny Street, Splott, Cardiff. CF24 2NP.

- A SPACIOUS 3 DOUBLE BEDROOM FAMILY HOME
- TRADITIONALLY BUILT - BAY FRONTED
- RETAINING SOME ORIGINAL FEATURES
- DOWNSTAIRS WET/SHOWER ROOM
- OPEN-PLAN LIVING & DINING ROOMS
- RE-FITTED & MODERN KITCHEN/DINER
- 4th RECEPTION/ SITTING ROOM
- UPSTAIRS MODERN FAMILY BATHROOM
- ATTIC ROOM
- ENCLOSED FRONT & REAR GARDENS



1900's PERIOD PROPERTY (built circa 1906)  
TRADITIONALLY BUILT 3-BED TERRACE & SPACIOUS FAMILY HOME,  
RETAINING SOME ORIGINAL FEATURES  
MOVE STRAIGHT IN  
SOUTH-WEST FACING REAR GARDEN  
FREEHOLD

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Bay Fronted Terraced Family Home, comprising in brief; Porch Entrance with Original Tiling to Walls, Hallway with Original Coving & Dado Rail, Lounge with Bay Window to Front Open-Plan to the Dining Room also with Original Coving & Dado Rail, Laundry/Utility Room, Wet/Shower Room with W.c, Spacious & Re-Fitted Kitchen/Diner Open-Plan to the Sitting Room. Staircase to the First Floor Split-Level Landing, Bedroom 1 with 3x D/g Tilt & Turn Windows to Front & Stripped Floorboards & Original Cast Iron Fireplace, Bedroom 2 with Laminate Flooring, Fitted Cupboards, Tilt & Turn Window & Original Cast Iron Fireplace, Bedroom 3 with Fitted Carpet and Tilt & Turn Window & a Re-Fitted Modern Family Bathroom with Roll Top Freestanding Bath. Enclosed Front Terrace which is Decked & an Enclosed Side & Rear Garden with Rear Lane access. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.



**EPC Rating = E. Council Tax Band = D.**  
**Mains Electricity, Water & Sewage Connected to Mains Drains.**  
**Broadband & Mobile Signal Coverage.**

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**

**Porch** - 3' 1" x 2' 9" (0.94m x 0.84m)

Enter via uPVC Half-Glazed D/g Door, Original Tile Walls Up To Half-Height. Original Wooden Door with House Number Glass Pane Above.

**Hallway** - 23' 0" max x 5' 3" max (7.01m x 1.60m)

Fitted Carpet with Original Tile Floor Under, Original Dado Rail & Coving, Meter Cupboard housing Fuse Box. Original Dipped Door to Dining Room.

**Living Room with Bay Window** - 11' 6" x 10' 3" (3.50m x 3.12m)

Laminate Flooring, uPVC D/g Bay Window to Front, Radiator, Original Dado Rail & Coving. Open-Plan to Dining Room.

**Dining Room** - 11' 5" x 9' 6" (3.48m x 2.89m)

Laminate Flooring, Original Dado Rail & Coving.

**Laundry/Utility Room** - 5' 9" x 4' 3" (1.75m x 1.29m)

Laminate Flooring, Plumbed for Washing Machine with Real Wood Worktop Over, Door to Wet/Shower Room.

**Wet/Shower Room** - 6' 10" x 4' 3" (2.08m x 1.29m)

Wall Mounted Electric Shower, Drainage to Floor, Close-Coupled W.c, Wall Mounted Wash Hand Basin, uPVC Obscured D/g Window to Rear, Fully Tiled Walls, Hatch to Small Loft Space.

**Kitchen/Diner - Re-Fitted** - 19' 1" x 10' 3" (5.81m x 3.12m)

Laminate Flooring, Matching Wall & Base Units with Real Wood Worktops & Splashbacks, 4x Ring Cooke & Lewis Induction Hob, Electric Fan Assisted Bosch Oven, Butler Sink, Quarter Bowl & Drainer with Mixer Hose Tap Over, Integrated Fridge-Freezer & Dishwasher, Radiator, uPVC D/g Window & Door to Side & Rear Garden. Open-Plan to Sitting Room.

**Sitting Room** - 9' 6" x 8' 7" (2.89m x 2.61m)

Laminate Flooring, uPVC D/g Window to Side, French Patio Doors to Rear Garden.

**Split Level Landing** - 16' 5" x 5' 9" max (5.00m x 1.75m)

Fitted Carpet, Dado Rail, Original Doors to; Bedrooms 1, 2, 3, Family Bathroom & Open Hatch to Attic Room via Attached Pull Down Wooden Ladders.

**Bedroom 1** - 15' 2" x 10' 5" (4.62m x 3.17m)

Stripped Floorboards, 3x uPVC D/g Tilt & Turn Windows to Front, Radiator, Original Cast Iron Fireplace.

**Bedroom 2** - 11' 4" x 9' 5" max (3.45m x 2.87m)

Laminate Flooring, uPVC D/g Tilt & Turn Window to Rear, Radiator, Original Cast Iron Fireplace, Fitted Cupboard.

**Bedroom 3** - 11' 9" min x 9' 3" min (3.58m x 2.82m)

Fitted Carpet, uPVC D/g Tilt & Turn Window to Rear, Radiator.

**Family Bathroom** - 7' 8" x 6' 11" (2.34m x 2.11m)

Ceramic Tile Flooring, Freestanding Roll Top Bath with Chrome Mixer Tap & Attached Shower, Pedestal Wash Hand Basin with Chrome Hot & Cold Taps Over, Close-Coupled W.c, Chrome Ladder/Towel Radiator, Fully Tiled Walls, uPVC Obscured D/g Window to Side.

**Attic Room** - 13' 11" x 10' 9" (4.24m x 3.27m)

Fitted Carpet Over Insulated Floor, Inset Spotlights to Ceiling, Insulated & Boarded Ceiling, uPVC Velux D/g Window to Rear, Doors to Storage in the Eaves.

**Front Terrace** Decking with Planters Enclosed by Low-Level Walls & Wrought Iron Fencing with Gate.

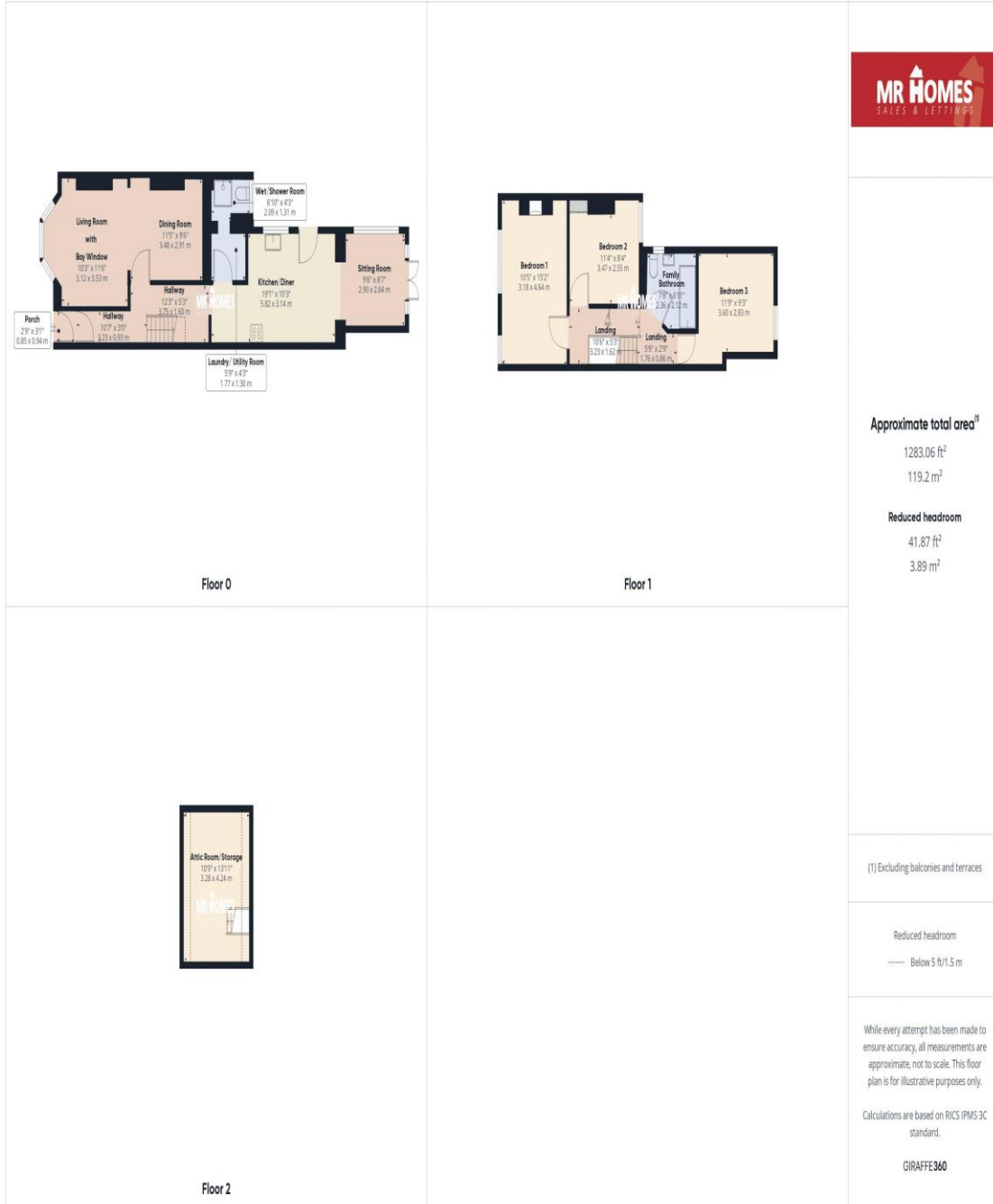
**Rear & Side Gardens - SOUTH-WEST FACING**

Decking with Flower Bed Border, Outside Tap, Lockable Gate Accessing the Rear Gated Lane.





**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.



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