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MR HOMES
SALES & LETTINGS



Coveny Street,
Splott, Cardiff
CF24 2NP

Guide Price £275,000 to £285,000
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

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.



