

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk


MR HOMES
SALES & LETTINGS



Railway Street,
Splott, Cardiff
CF24 2NE

Guide Price £229,950 to £239,950
Freehold

Railway Street, Splott, Cardiff. CF24 2NE.

- NO CHAIN!!! MOVE STRAIGHT IN
- BAY FRONTED 3-BED FAMILY HOME
- IDEAL STARTER HOME for 1st TIME BUYERS
- RETAINS SOME ORIGINAL FEATURES
- FANTASTIC LOCATION (NO THROUGH TRAFFIC)
- 2 SEPARATE RECEPTION ROOMS
- RE-FITTED & MODERN KITCHEN
- SILESTONE BLANCO MAPLE QUARTZ WORKTOPS
- FRONT TERRACE & ENCLOSED REAR GARDEN
- uPVC D/G & GAS C/H with NEW COMBI-BOILER



NO CHAIN

MOVE STRAIGHT INTO THIS BAY FRONTED 3-BED FAMILY HOME

IDEAL STARTER HOME for 1st TIME BUYERS

FANTASTIC LOCATION

THE PROPERTY RETAINS SOME ORIGINAL FEATURES

2 SEPARATE RECEPTION ROOMS

RE-FITTED & MODERN KITCHEN with QUARTZ WORKTOPS

4-PIECE MODERN BATHROOM SUITE

FRONT TERRACE & ENCLOSED REAR GARDEN

FREEHOLD.

MR HOMES are very pleased to Offer *FOR SALE* with No Ongoing Chain, this 3-Bedroom Terraced Family Home, comprising in brief; External Open-Porch, Entrance Hallway, Living Room, Dining Room, Re-Fitted Kitchen, Family Bath & Shower Room, Staircase to the 1st Floor Split-Level Landing, Bedrooms 1, 2, & 3. The Front Terrace is Enclosed, The Rear Garden is a Good Size & Enclosed. uPVC Double Glazing Windows & Gas Central Heating Powered by a New Worcester Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/railwaystreet319ap/>

EPC Rating = D. 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



External Porch

Original Tile Floor & Walls Up to Half Height, uPVC D/g Door to Entrance Hallway.

Entrance Hallway

11' 1" x 3' 0" (3.38m x 0.91m)

Original Tile Floor & Coving, Radiator, Doors to; Living Room & Dining Room, Staircase to 1st Floor Landing.

Living Room with Bay Window

12' 8" x 9' 9" (3.86m x 2.97m)

Fitted Carpet with Stripped Floorboards Under, uPVC D/g Bay Window top Front, Original Cast Iron Fireplace, Radiator, Original Coving to Ceiling. Base Cupboard to Recess.

Dining Room

11' 5" x 11' 2" (3.48m x 3.40m)

Stripped Floorboards, uPVC D/g Window to Rear, Radiator, Dado Rail & Coving to Ceiling, Door to Understair Storage.

Kitchen - Re-Fitted & Modern

12' 1" x 7' 6" (3.68m x 2.28m)

Matching Wall & Base Units with Silestone Blanco Maple Quartz Worktops Over, Tiled Splashbacks, Stainless Steel Sink with Drainer to Quartz Worktop & Mixer Tap Over, 5x Ring Gas Burner/Hob with Modern Extractor Hood Over, AEG Fan Assisted Electric Oven & Grill, Space for Tall Fridge-Freezer, Plumbed for Washing Machine, uPVC Obscured D/g Window to Side, uPVC Half-Glazed & Obscured D/g Door to Rear Garden. Door to Family Bathroom.

Family Bathroom

8' 1" x 7' 7" (2.46m x 2.31m)

Tiled Flooring, Panel Bath with Chrome Mixer Tap, Fully Tiled Walk-in-Shower Cubicle with Mixer Shower & Dual Rainfall & Handheld Shower Heads, Wash Hand Basin with Chrome Mixer Tap, Set in Vanity Cupboard, Close-Coupled W.c, Chrome Modern Radiator, Walls Tiled Up to Half Height, uPVC Obscured D/g Window to Rear, Inset Spotlights to Ceiling & a Wall Mounted Electric Extractor Fan.

Staircase to 1st Floor Landing - Split-Level

11' 1" x 4' 10" (3.38m x 1.47m)

Fitted Carpet, Coving to Ceiling, Hatch to Insulated Loft. Doors to Bedroom1, Bedroom 2 & Bedroom 3.

Bedroom 1

14' 3" x 10' 0" (4.34m x 3.05m)

Laminate Flooring, 3x uPVC D/g Windows to Front, Radiator, Coving to Ceiling.

Bedroom 2

11' 2" x 7' 10" (3.40m x 2.39m)

Stripped Floorboards, uPVC D/g Window to Rear, Radiator, Fitted Cupboard, Coving to Ceiling.

Bedroom 3

8' 6" x 7' 9" (2.59m x 2.36m)

Fitted Carpet, uPVC D/g Window to Rear, Wall Mounted New Worcester Combi-Boiler.

Front Terrace - Enclosed

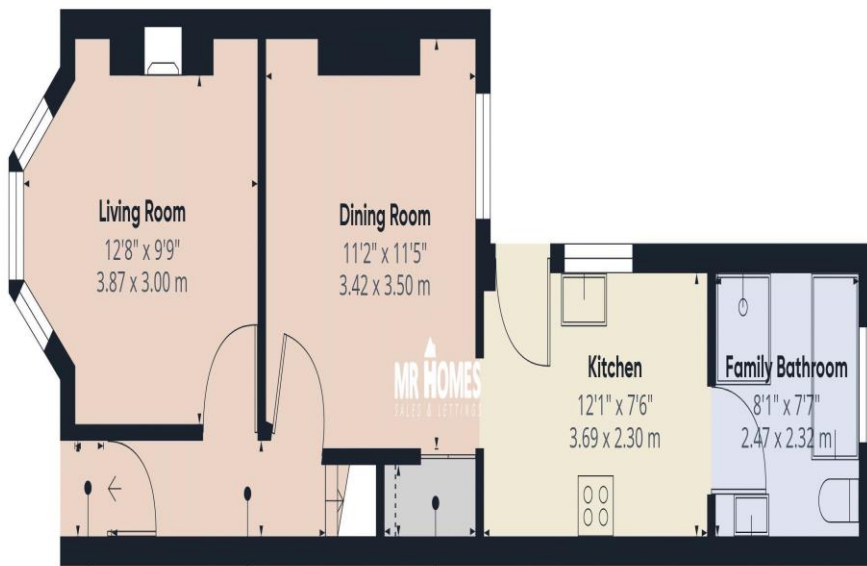
Laid Stone Chippings

Rear Garden - Enclosed

Patio & Pathway with Flower Bed Borders.



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.



External Open-Porch
1'10" x 3'0"
0.57 x 0.93 m

Entrance Hallway
11'1" x 3'0"
3.39 x 0.94 m

Understair Cupboard
5'3" x 2'4"
1.60 x 0.72 m

Floor 0



Approximate total area⁽¹⁾

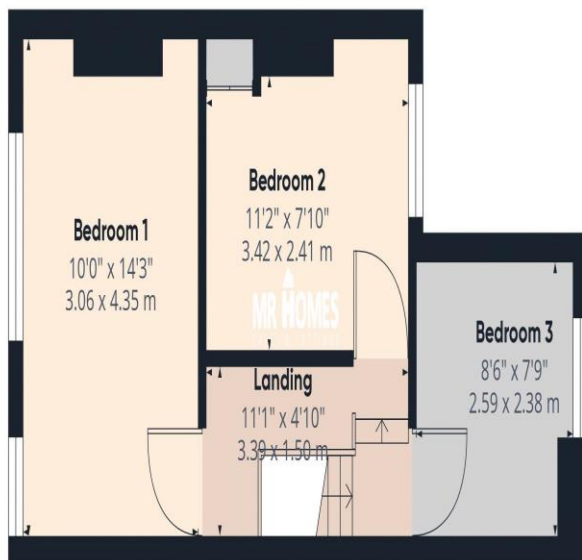
805.36 ft²

74.82 m²

Reduced headroom

1.29 ft²

0.12 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555