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**MR HOMES**  
SALES & LETTINGS



Adeline Street,  
Splott, Cardiff  
CF24 2BL

Offers Over £250,000  
Freehold



# Adeline Street, Splott, Cardiff. CF24 2BL.

- \*\*\* NO CHAIN \*\*\*
- 3-BED FAMILY HOME
- 2x RECEPTION ROOMS
- BRAND NEW FITTED KITCHEN by HOWDENS
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



\*\*\* NO CHAIN \*\*\*

3-BED TERRACED FAMILY HOME - CLOSE TO CARDIFF CITY CENTRE  
2x RECEPTION ROOMS - BRAND NEW FITTED KITCHEN by HOWDENS -  
GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM - LARGE &  
ENCLOSED REAR GARDEN  
uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER  
TENURE: FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 3-Bedroom Terraced Property briefly comprising; Entrance Hallway, Living Room, Dining Room, Brand New Fitted Kitchen by HOWDENS, Downstairs Shower Room, Staircase to the 1st Floor Split-Level Landing, Hatch to the Insulated Loft, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Enclosed & Low-Maintenance Rear Garden is Large in Size. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Classic 30kW Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED

360 VR Tour Link > <https://tour.giraffe360.com/adelinestreet65ap>

EPC Rating = C.  
Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains.  
Broadband & Mobile Signal Coverage.

\*\*\* Prime Location \*\*\*

The property offers easy access to a number of local amenities,  
schools, parks and excellent transport links

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

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**Entrance Hallway - 24' 3" x 5' 2" (7.39m x 1.57m)**

Entered Via uPVC Door, Vinyl Flooring, Single Panel Radiator, Dado Rail, Plastered Walls And Plastered Ceiling With Original Dado Rail, Picture Rail And Coving To Ceiling, Wall Mounted Electric RCD Consumer Unit (Fitted 6/10/2022), Wall Mounted Bosch Thermostat, Understair Storage Cupboard, Oak Doors To Living Room/Reception Room 1, Sitting Room/Reception Room 2 And Kitchen, ,

**Living Room/Reception Room 1 - 12' 2" x 11' 1" (3.71m x 3.38m)**

Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling With Original Coving To Ceiling, Base Cupboard Housing Gas Meter.

**Sitting Room/Reception Room 2 - 11' 6" x 9' 6" (3.50m x 2.89m)**

Fitted Carpet, uPVC D/g Door To Rear Garden, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

**Brand New Fitted Kitchen by HOWDENS**

12' 2" x 8' 7" (3.71m x 2.61m)

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, 4 Ring Lamona Electric Hob With Extractor Hood Over, Lamona Electric Oven, Black Sink And Drainer With Mixer Tap Over, Space For Tall Fridge/Freezer, Cupboard Housing Worcester Greenstar 24i Junior Combi Mk V Combi Boiler, Single Panel Radiator, uPVC D/g Window To Side, Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Opens To Utility Room.

**Utility Room - 5' 10" x 2' 7" (1.78m x 0.79m)**

Houses Washing Machine, uPVC Obscure D/g Door To Rear Garden, Door To Downstairs Shower Room.

**Downstairs Shower Room - 5' 9" x 5' 7" (1.75m x 1.70m)**

Tiled Floor, Shower Cubicle With Mixer Shower And Dual Rainfall And Handheld Shower Heads, Wall Mounted Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., uPVC D/g Window To Rear, Fully Tiled Walls.

**Staircase/First Floor Split-Level Landing - 9' 1" x 5' 1" (2.77m x 1.55m)** Fitted Carpet To Staircase And Split-Level Landing, Oak Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom, Hatch To Loft.

**Bedroom 1 - 15' 10" x 11' 2" (4.82m x 3.40m)**

Fitted Carpet, 2 x uPVC D/g Windows To Front, Double Panel Radiator, Plastered Walls And Plastered Ceiling.

**Bedroom 2 - 11' 10" x 10' 7" (3.60m x 3.22m)**

Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator, Plastered Walls And Plastered Ceiling.

**Bedroom 3 - 8' 9" x 5' 7" (2.66m x 1.70m)**

Fitted Carpet, uPVC D/g Window To Rear, Double Panel Radiator, Plastered Walls And Plastered Ceiling.

**Family Bathroom - 6' 4" x 5' 4" (1.93m x 1.62m)**

Vinyl Floor, Panel Bath With Chrome Mixer Tap And Electric Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., Chrome Ladder/Towel Radiator, Tiled Walls And Paneled Walls Around The Shower, uPVC Obscure D/g Window To Side, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling.

**Rear Garden**

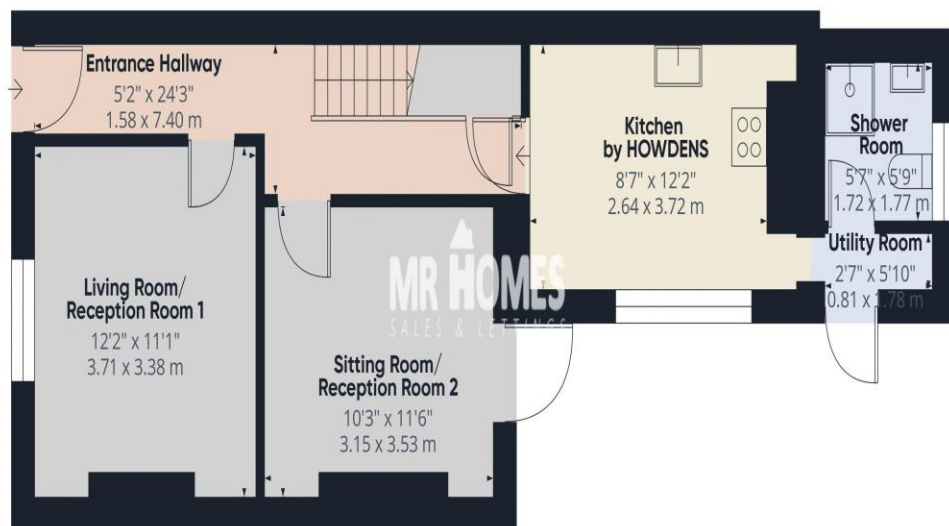
Large Rear Garden, North East Facing, Enclosed By Stone Walls, Decking To Laid Stone Chippings.

**Parking**

Free On Street Parking.



**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.



Ground Floor



Approximate total area<sup>(1)</sup>

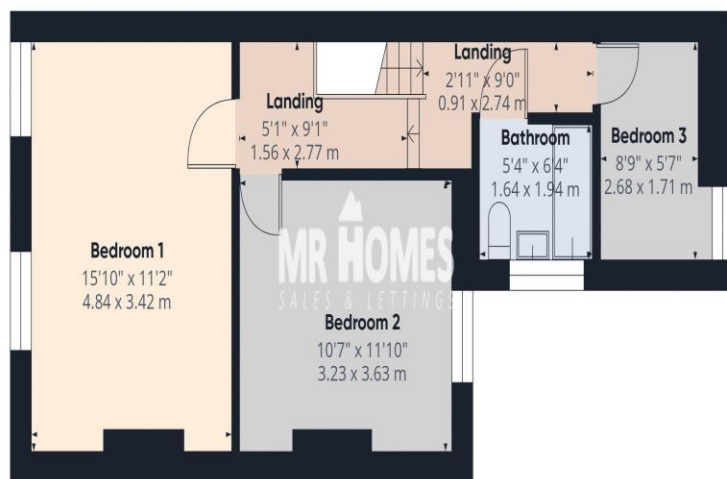
981 ft<sup>2</sup>

91.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



1st Floor



## CARDIFF & THE VALE

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