



Splott Road
| | Splott | CF24 2DB

SPLOTT ROAD

Auction Guide £139,000

Bidding opens Monday 17th June 2024 at Midday and closes Wednesday 19th June 2024 at Midday.

An opportunity to acquire a substantial bay fronted three double bedroom house, which is in need of full refurbishment and located in a popular location. The house benefits from gas central heating.

The property is located close to a number of local shops, schools and amenities, whilst also being within walking distance of the city centre.

Accommodation

Ground Floor: Hallway, lounge with dividing doors to sitting room, dining room, kitchen, lobby, bathroom.

First Floor: Landing, three double bedrooms.

Outside: Forecourt, enclosed garden to rear.

Guide Price: £139,000+

Viewings: Through Auction House Wales on 02920 475184

Tenure: Advised Freehold.



Front

Bedroom Two

12'0" max x 10'2" max

Porch

Bedroom Three

8'11" max x 14'5" max

Entrance Hall

Garden

Living Room

12'3" max x 14'2" max

Dining Room

12'0" max x 10'2" max

Kitchen

9'1" max x 13'7" max

Lobby

Bathroom

6'1" max x 6'2" max

Landing

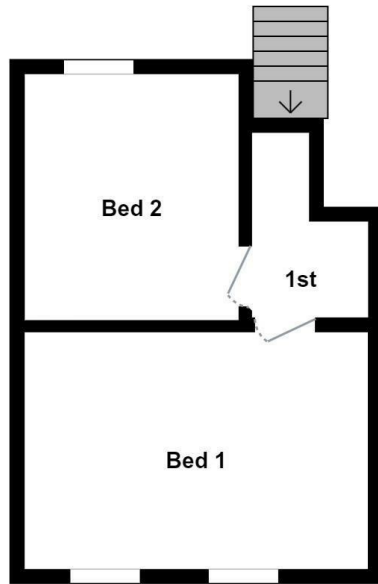
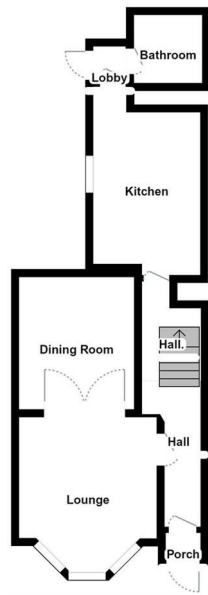
Bedroom One

16'2" max x 11'3" max



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	60	
England & Wales	EU Directive 2002/91/EC	



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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.