

Singleton Road

SPLOTT, CF24 2ES

GUIDE PRICE £140,000

**Hern &
Crabtree**



Singleton Road

A stylish ground floor maisonette offering open plan living, two bedrooms and a courtyard garden.

This well designed corner property also boasts of underfloor heating, a modern kitchen/ breakfast room and is well presented throughout.

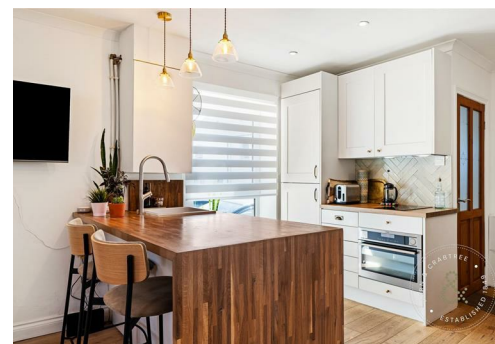
The property is situated in the vibrant city of Cardiff, this charming maisonette offers a delightful blend of comfort and convenience, making it an ideal choice for those looking to enjoy the best of city living while still having a peaceful home to retreat to.

The property is within easy reach of public transport facilities, shops, restaurants and parks & the property is easily accessible to the city centre of Cardiff on foot. Further benefit includes access to non permit parking.

Upon entering, you are welcomed into a spacious open plan reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both functional and stylish. The layout flows seamlessly, ensuring that every corner of the maisonette is utilised effectively.

The property boasts a well-appointed bathroom, designed with lovely fixtures. The master bedroom is well presented and offers space for a king size bed & wardrobes and the second bedroom offers a good space for those who need space to work from home and there is a pull out bed for guests.

In summary, this delightful maisonette on Singleton Road presents a wonderful opportunity for anyone seeking a comfortable and convenient living space in Cardiff. With its charming features and prime location, it is sure to attract interest from a range of potential buyers.



567.00 sq ft

Entrance

The property is entered through a double glazed panelled front door to an entrance area. Feature engineered wood flooring. Power point. Wood glazed door to:

Open plan Lounge/ Dining room/ Kitchen 23'9" x 16'6"

A stylish open plan lounge/ dining/ kitchen with underfloor heating and engineered wooden floor throughout. Coving to the ceiling. Wood panelled internal door gives access to an inner hallway.

Lounge area

Two double glazed windows. Feature fireplace. Smooth plastered ceiling.

Dining area

Situated off the side of the kitchen is a good size area for dining table and chairs. Wood panelled door to the inner hallway, which in turn offers access to the bedrooms and bathroom.

Kitchen area

A modern style kitchen fitted with a range of matching wall and base units with cupboards and drawers with complementary work surfaces over. Slimline dishwasher. Integrated washing machine. Integrated fridge freezer. Integrated electric oven. Induction hob. Concealed gas combination boiler. Underfloor heating. Deep work top which offers space for a breakfast bar unit and space for seating. Feature ceiling light points. Inset ceramic sink unit with mixer tap.

Inner hall

A useful storage/ pantry cupboard with power and lighting.

Bedroom one

14'3" x 7'1"

Well presented master bedroom. Double glazed window to the side elevation. Engineered wood flooring. Underfloor heating. Access to the loft space providing useful additional storage space.

Bathroom

4'9" x 7'5"

A three piece suite in white comprising: a sunken panelled bath with shower over, wash hand basin and WC. Tiled flooring. Radiator. Walls are part tiled. Double glazed obscure window.

Bedroom two

11'6" max x 6'4" (irregular shaped room)

Double glazed window to the front elevation. Engineered wood flooring. Underfloor heating. Pull down bed. Coving to the ceiling.

Garden

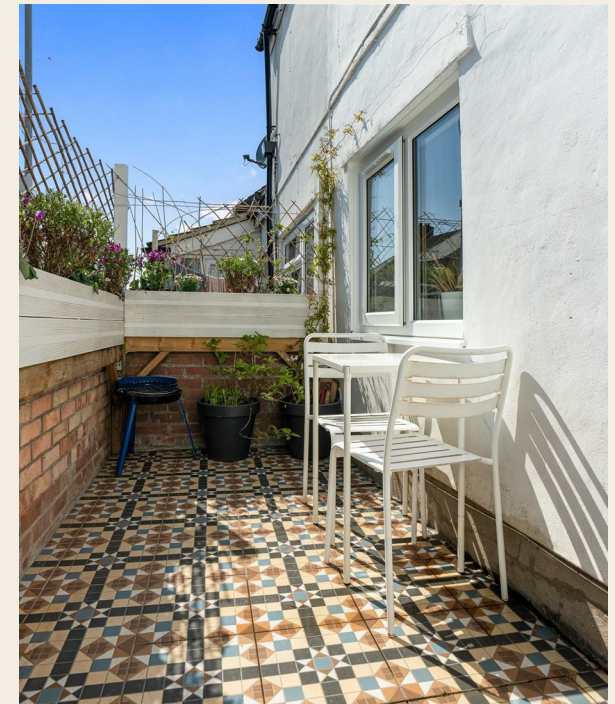
A lovely enclosed small, court yard garden situated at the front of the property, with attractive period style tiled flooring. Enclosed by brick walling.

Additional Information

Council Tax Band B (Cardiff). EPC rating C.

Tenure

Share of the freehold. 154 years from 2021 with 150 years remaining. Peppercorn ground rent.



Good old-fashioned service with a modern way of thinking.

