



## Allerton Street, offers over £240,000

- NO CHAIN
- Recently Renovated
- Close to Cardiff City Centre
- Downstairs Shower Room
- Ideal First Time Purchase
- EPC Rating: C





## About the property

Situated in the sought after area of Grangetown within Cardiff is this three bedroom mid-terrace property being sold with NO ONGOING CHAIN!!! Just a stone throw from Cardiff City Centre this property is within close proximity to all of the cities attractions and amenities such as Principality Stadium, St. David's Shopping Centre and Cardiff Central Train Station. The property is also located on a bus route with great transport links around Cardiff. Internally the property comprises entrance porch, open plan lounge, kitchen and downstairs shower room. To the first floor are three bedrooms and main bathroom. To the rear of the property is an enclosed low maintenance garden. To the front of the property is permit on street parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Porch

### Lounge

21' 7" max x 14' 4" max ( 6.58m max x 4.37m max )

### Kitchen

7' 4" x 14' 4" ( 2.24m x 4.37m )

### Shower Room

### Landing



### **Master Bedroom**

10' 2" max x 13' 1" max ( 3.10m max x 3.99m max )

### **Bathroom**

### **Bedroom Two**

7' 9" x 9' 1" max ( 2.36m x 2.77m max )

### **Bedroom Three**

8' x 7' 4" ( 2.44m x 2.24m )

### **Rear Garden**

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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