



## Chichester Way, Cardiff

**offers over £195,000**

- Leasehold
- Surrounded by green spaces
- Great potential for personalisation
- Excellent public transport links
- EPC Rating: C



 3  1  1



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## About the property

Presenting a characterful terraced house, currently listed for sale. This property, which is in need of modernising, offers a fantastic opportunity for first time buyers or families to create their ideal home. The property layout comprises of three spacious bedrooms and one bathroom. The house also features a single reception room, providing a perfect space for relaxation or entertainment. While the house itself is brimming with potential, the location further enhances its appeal. Situated in an urban area, the property benefits from excellent public transport links, making commuting or exploring the city a breeze. Families will appreciate the nearby schools, ensuring the little ones' education needs are well catered to. Local amenities are plentiful, giving residents easy access to shops, restaurants, and services. For those who love the outdoors, the property is surrounded by green spaces and nearby parks, perfect for leisurely walks or family picnics. The area also offers various walking routes, allowing residents to enjoy the beauty of their local area whilst keeping active. In summary, this three-bedroom terraced house, though in need of some modernisation, presents great potential. Its prime

## Accommodation

### Entrance

5' 10" x 6' 10" ( 1.78m x 2.08m )

### kitchen

12' 4" max x 7' 11" ( 3.76m max x 2.41m )

### Lounge Diner

19' 1" x 12' 9" ( 5.82m x 3.89m )

### Wc

### Bedroom One

12' 3" max x 9' 3" ( 3.73m max x 2.82m )

### Bedroom Two

9' 6" x 7' 11" ( 2.90m x 2.41m )

### Bedroom Three

9' 5" x 9' 11" ( 2.87m x 3.02m )

### Bathroom

## 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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