



Gwendoline Street, Splott, Cardiff, CF24 2AS

£185,000



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Your Gateway to Cardiff Living

Step into this attractive, compact two-bedroom mid-terraced house, perfect as a first-time purchase or an investment opportunity. Situated in the lively area of Splott, this home combines modern living essentials with close proximity to Cardiff City Centre.

Open and Welcoming

The entrance leads into a hallway that opens up to a spacious open-plan lounge and dining area, offering a versatile space for relaxation and entertainment. The layout is designed to maximise space and light, creating a warm and inviting atmosphere.

Kitchen and Amenities

The small yet efficient galley kitchen is equipped to meet all your culinary needs, while the downstairs bathroom adds an extra layer of convenience. Both are designed with practicality and ease of use in mind.

Comfortable Sleeping Spaces

Upstairs, two double bedrooms provide ample space for personal comfort and rest. These rooms are ideal for setting up your private haven away from the hustle and bustle of daily life. The master bedroom, stretching the width of the house, provides a generous area that can be your personal retreat.

Outdoor Charm

The rear garden is a private, courtyard-style space that requires minimal maintenance - perfect for enjoying peaceful moments outdoors. offering a tranquil retreat or a cosy space for outdoor dining.

Modern Comforts

This home is fitted with modern amenities including a gas central heating system and full UPVC double glazing, ensuring a comfortable living environment year-round.

Location and Convenience

Located a short distance from Cardiff City Centre, the house is perfectly positioned for commuters. It benefits from excellent transport links, including direct bus routes to the centre and

easy access to the A48 and M4. Local shops, bus routes, and essential amenities such as a Lidl Store are just a walk away, enhancing your living experience.

Tenure

We have been advised by the Vendor that the property is FREEHOLD and is being sold with NO CHAIN.

Council Tax

Band C.

Entrance Hall

Lounge

10'0" x 10'4" (3.05m x 3.15m)

Dining Room

8'9" x 13'6" (2.69m x 4.13m)

Kitchen

5'9" x 8'2" (1.76m x 2.51m)

Family Bathroom

5'0" x 5'8" (1.54m x 1.73m)

First Floor Landing

Bedroom One

10'0" x 13'6" (3.05m x 4.13m)

Bedroom Two

9'0" x 10'7" (2.75m x 3.25m)

Rear Garden

Splott: A Vibrant and Evolving Community in Cardiff

Splott is an up-and-coming district located in the east of Cardiff. Known for its strong sense of community and rich industrial history, Splott has been undergoing significant regeneration, making it an increasingly attractive area for residents and investors alike.

Residents of Splott enjoy a blend of traditional Cardiff charm

and modern conveniences. The area is predominantly residential, with a mix of older terraced houses and newer housing developments. These changes reflect the area's ongoing transformation and its appeal to a diverse range of people, from young professionals to families.

Splott is well-connected to the rest of Cardiff and beyond, making it a convenient location for commuters. It has good bus services, and it is also close to major roads like the A48 and the M4 motorway. Cardiff Central is just a short drive or bus ride away, providing further access to national rail services.

Splott Road is the main commercial hub, where residents can find a variety of shops, cafes, and local services. The area is also home to several parks and green spaces, including Splott Park, which features sports facilities, a children's play area, and community gardens.

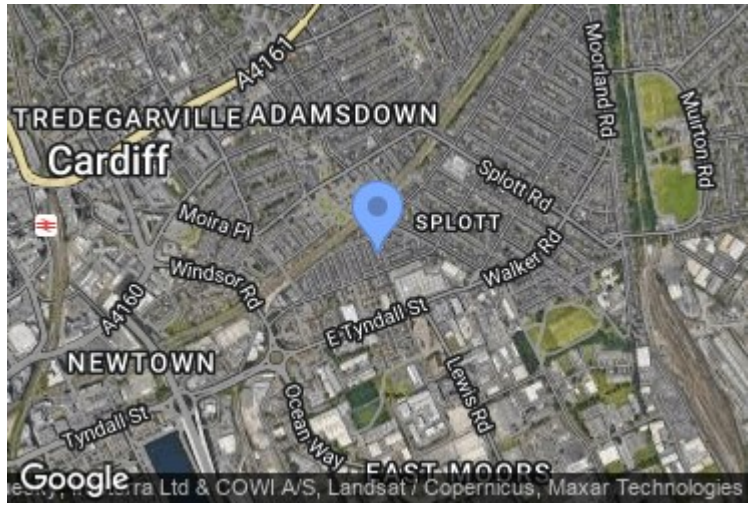
Splott offers a range of educational facilities, including primary schools such as Moorland Primary and Baden Powell Primary. The area is also close to several secondary schools and further education options, providing good educational opportunities for families residing in the area.

The community spirit in Splott is strong, with various local

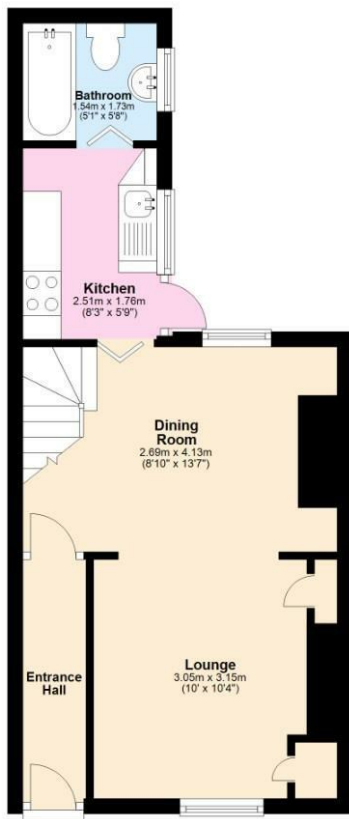
events and activities that bring residents together. The STAR Hub, a new community centre, offers a library, fitness suite, and swimming pool, serving as a focal point for community engagement.

Splott is benefiting from Cardiff's wider regeneration initiatives, which have brought improved infrastructure and new public spaces. Plans for further development promise to enhance living standards and attract more businesses to the area, potentially increasing property values.

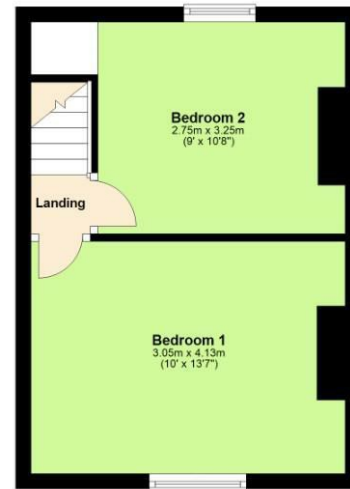




Ground Floor



First Floor



Total area: approx. 55.9 sq. metres (601.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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