



**RAILWAY STREET  
SPLOTT  
CARDIFF CF24 2NA**

ASKING PRICE OF  
**£275,000**



### MID TERRACED HOUSE



**3**



**1**



**1**



**2**

**\*\*BEAUTIFULLY PRESENTED, THREE BEDROOM, MID-TERRACED HOUSE\* NO CHAIN\*\*** MGY are delighted to bring to market this modern three bedroom, mid-terraced house situated on Railway Street, Splott. The spacious property is within walking distance to local shops and schools and provides easy access to the City Centre and the A48. The immaculately presented accommodation briefly comprises entrance hallway, lounge/diner, kitchen, utility room, three bedrooms and shower room. The property further benefits from a good sized and low maintenance rear garden, gas central heating and double glazing throughout. \*Viewing highly recommended\*

#### ENTRANCE HALL

Entered via private courtyard. Upvc door with obscure glass panels leading to porch area. Laminate wood effect flooring. Pendant light fitting. Under stair storage cupboard. Radiator. Doors leading to living area and kitchen. Stairs rising to first floor.

#### LOUNGE/DINER

24' 0" x 10' 5" (7.34m x 3.20m)

Solid oak flooring. Pendant light fittings. Double glazed bay window to front aspect with additional double glazed uPVC French doors leading to rear garden. Beautiful original features. Power points. Radiators. Alcoves - with built in storage/shelving. TV and telephone points. Fireplace.

#### KITCHEN

9' 1" x 4' 0" (2.77m x 1.22m)

Large fitted kitchen. A range of modern wall, base and drawer units with worktops over incorporating inset ceramic sink and drainer with mixer tap over. Ample storage. Laminate wood effect flooring. Tiled splashback. Pendant light fitting. Space for free standing cooker/hob with extractor above. Space for fridge/freezer. Radiator. Two double glazed uPVC windows to side aspect. Power points. Door leading to utility room. Spotlights.

#### UTILITY ROOM

7' 8" x 5' 1" (2.36m x 1.57m)

Space and plumbing for washing machine and tumble dryer. Double glazed uPVC window to rear. Door leading to rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,023 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

Laminate wood effect flooring to landing with carpeted stairs. Pendant light fitting. Doors to all bedrooms and family bathroom. Loft hatch with pull down ladder. Power points.

#### MASTER BEDROOM

15' 3" x 10' 9" (4.65m x 3.30m)

Spacious master bedroom. Two double glazed sash windows to front aspect. Engineered wood flooring. Pendant light fitting. Radiator. Power points. Alcoves.

#### BEDROOM TWO

11' 8" x 10' 4" (3.58m x 3.17m)

Double bedroom. Laminate wood effect flooring. Traditional feature fireplace. Two alcoves. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points. Radiator.

#### BEDROOM THREE

9' 1" x 6' 7" (2.77m x 2.03m)

Exposed floorboards. Fitted storage/airing cupboard. Radiator. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points.

#### SHOWER ROOM

Modern shower room. Tiled flooring. Wall panels. Double glazed obscure uPVC window to side aspect. WC. Vanity wash hand basin with tap over and storage beneath. Shower cubicle with mains powered shower over. Large wall mounted vanity unit. Extractor fan.

#### OUTSIDE

Front - Entered via enclosed courtyard. Tiled flooring. Planted flowers and shrubs.  
Rear - Landscaped rear garden. Laid to lawn with paved seating area. Array of plants, trees and shrubs. Fence and wall border. Wooden pergola. Outside tap. Greenhouse.

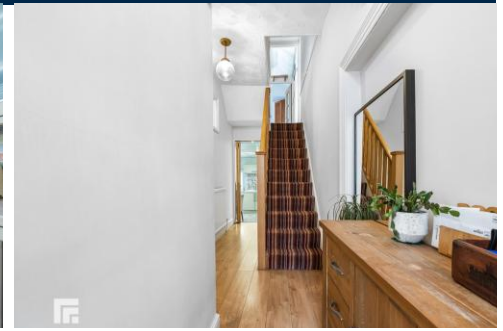
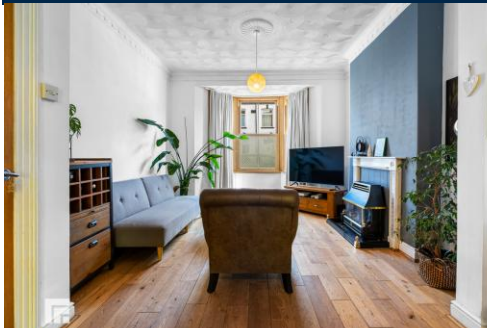
#### TENURE

MGY have been advised that the property is FREEHOLD.





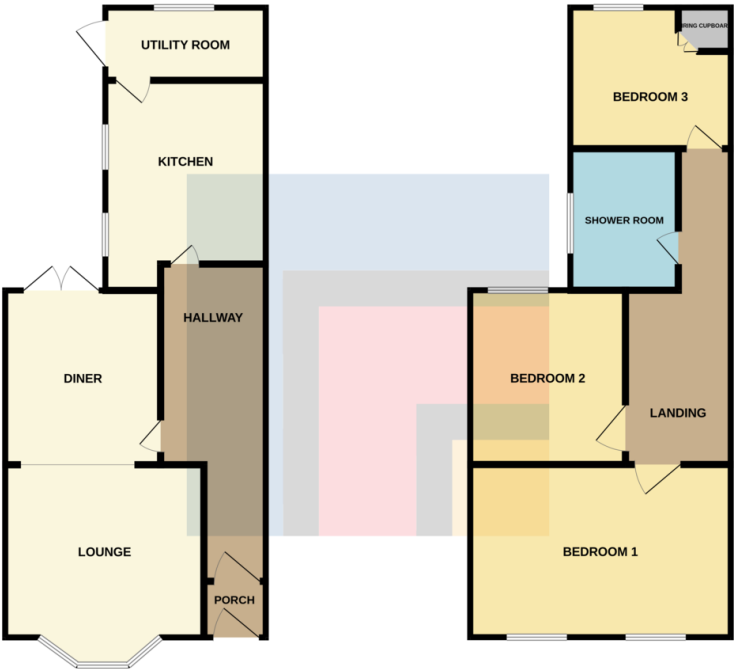
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan Cloud

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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