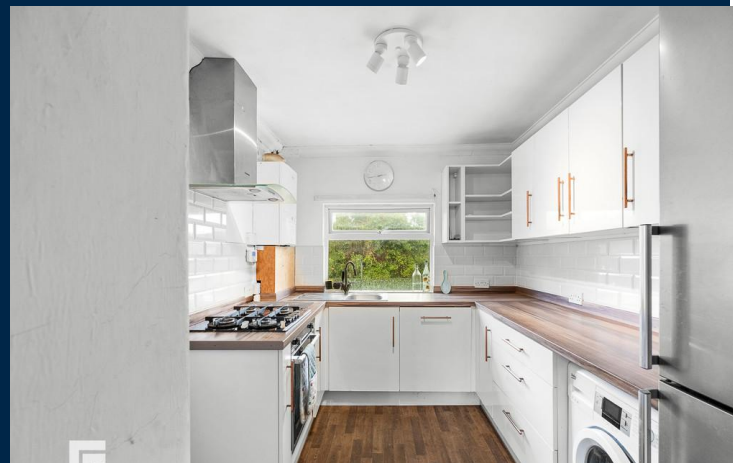
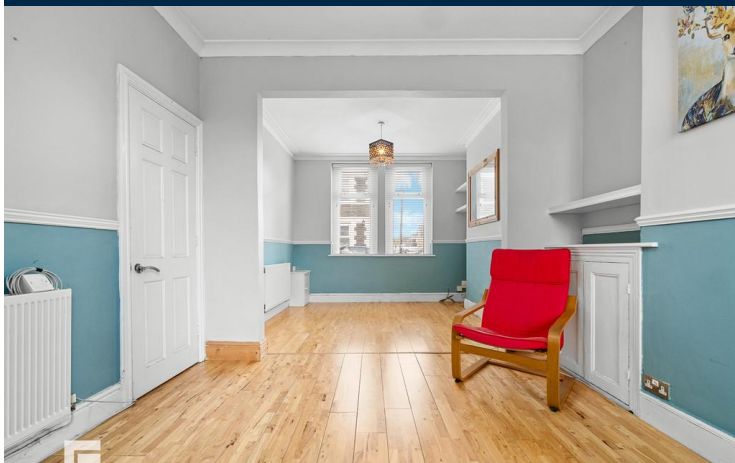




**RAILWAY STREET
SPLOTT
CARDIFF CF24 2NE**

OFFERS IN EXCESS OF
£240,000



MID TERRACED HOUSE



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****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 well presented accommodation briefly comprises entrance hallway, lounge/diner, kitchen. To the first floor there are two double bedrooms and bathroom. To the second floor is the third double bedroom. The property further benefits from a good sized and low maintenance rear garden, new roof, gas central heating and double glazing throughout. ***Viewing highly recommended***

ENTRANCE HALL

Entered via blue composite door with glass panels leading to entrance hallway. Wood flooring. Pendant light fitting. Radiator. Doors leading to lounge/diner. Stairs rising to first floor.

LOUNGE/DINING ROOM

21' 2" x 10' 9" (6.47m x 3.29m)
Double glazed uPVC windows to front and rear aspect with fitted blinds. Wood flooring. Pendant light fittings. Coving and dado rail. Radiator. Alcoves with fixed shelving and one with fitted cupboard.

KITCHEN

9' 10" x 7' 10" (3.01m x 2.41m)
A range of modern wall, base and drawer units with worktops over incorporating inset stainless steel sink and drainer with mixer tap over. Ample storage. Vinyl cushioned wood effect flooring. Tiled splashback and coving to ceiling. Pendant light fitting. Integrated electric oven with four ring gas hob and extractor above. Integrated dishwasher and space for fridge/freezer and washing machine. Double glazed uPVC window to rear aspect. Door leading to rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted stairs and landing. Split level. Spotlights. Doors to all bedrooms and family bathroom. Stairs rising to second floor.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 916 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

14' 3" x 9' 7" (4.36m x 2.94m)
Double glazed uPVC windows to front aspect with fitted blinds. Double bedroom. Wood block flooring. Alcoves. Pendant light fitting. Radiator.

BEDROOM TWO

11' 6" x 8' 8" (3.53m x 2.66m)
Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. Alcoves and decorative shelf below ceiling coving. Pendant light fitting. Radiator.

BATHROOM

9' 0" x 7' 10" (2.75m x 2.41m)
Modern bathroom, with white suite comprising: Panelled jacuzzi bath with mains powered shower and glass shower screen, pedestal wash hand basin with mixer tap and vanity wall mounted cupboard over. WC. Partly tiled walls. Laminate flooring. Double glazed obscure uPVC window to rear aspect.

SECOND FLOOR

BEDROOM THREE

14' 3" x 11' 2" (4.36m x 3.41m)
Velux windows. Double bedroom with restricted headroom. Carpeted flooring. Exposed brick chimney breast. Pendant light fitting. Under eave storage. Radiator.

OUTSIDE

Rear - Landscaped rear garden. With raised patio and laid to lawn with paved areas. Stone wall borders. Outside tap.

BASEMENT

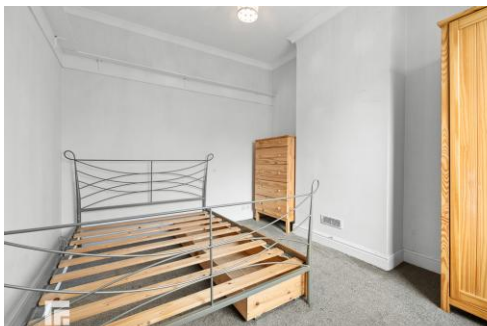
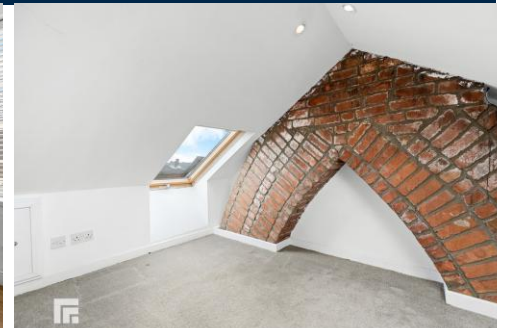
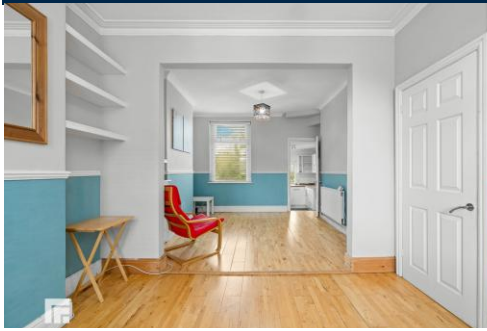
Large basement.

TENURE

MGY have been advised that the property is FREEHOLD.

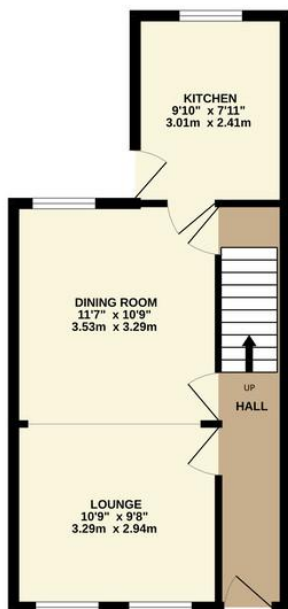


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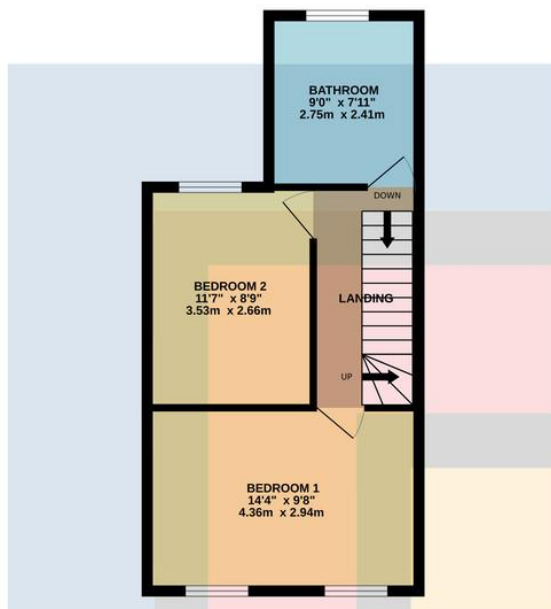


RAILWAY STREET, SPLOTT, CARDIFF CF24 2NE

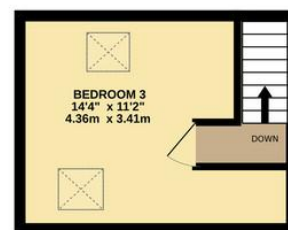
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

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