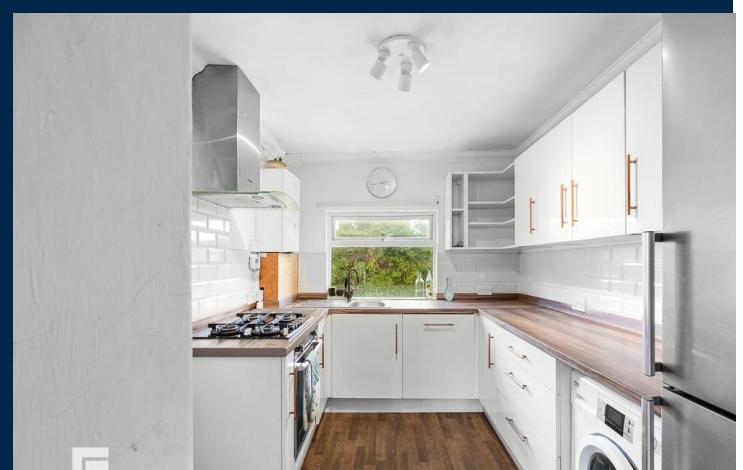




RAILWAY STREET  
SPLOTT  
CARDIFF CF24 2NE

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\*

**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.



**M G Y . C O . U K**

# RAILWAY STREET, SPLOTT, CARDIFF CF24 2NE



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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 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

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



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