

property details **approval form**

8 Clyde Street, Adamsdown, Cardiff, South Glamorgan, Wales, CF24 0HU

Date: 23 December 2025

Property Ref and Version: ROA114318 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

T 029 2046 4744 **E** roath@allenandharris.co.uk

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>> **price**

offers in excess of £250,000

Tenure: Freehold

>> **key features**

- > Mid Terraced Home
- > Three Bedrooms
- > Lounge
- > Dining Room
- > Fitted Kitchen
- > Ground Floor Bathroom
- > Front Forecourt and Enclosed Rear Garden
- > Popular Location
- > EPC Rating: E

>> **short description**

NO CHAIN! A THREE BEDROOM MID TERRACED home, situated in this ideal location of ADAMSDOWN, close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. The property further benefits from front forecourt and enclosed rear garden.

>> **long description**

NO ONWARD CHAIN! A MID TERRACED home, situated in this ideal location of ADAMSDOWN, close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. The accommodation comprises entrance hall, lounge, dining room, fitted kitchen and bathroom to the ground floor. To the first floor are three bedrooms. The property further benefits from gas central heating, double glazing, front forecourt and enclosed garden to the rear. Viewing's Highly Recommended!

>> **directions**

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>> **Agent Note**

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>> room description

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Stairs rising to first floor, floorboards and access to:

Lounge

Double glazed window to front aspect, radiator and exposed floorboards.

Dining Room

Double glazed window rear aspect, radiator, shelved alcoves, fireplace and exposed floorboards.

Kitchen

Fitted with a range of wall and base level units with complementary surfaces over, sink unit, spaces for integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, tiled flooring, wall mounted combi boiler, spotlights, double glazed window to side aspect, double glazed composite door providing access to rear garden and access to:

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch, radiator, exposed brick wall and doors providing access to:

Bedroom One

Two double glazed windows to front aspect, one window is tilt and turn, radiator and original fireplace.

Bedroom Two

Double glazed tilt and turn to rear aspect, radiator, shelved alcove and original fireplace.

Bedroom Three

Double glazed window to rear aspect and radiator.

Outside

Front Forecourt

Mainly paved with hedegrow.

Rear Garden

Enclosed, mainly paved with planted bed, outside tap and gated rear access.

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>> **room description**

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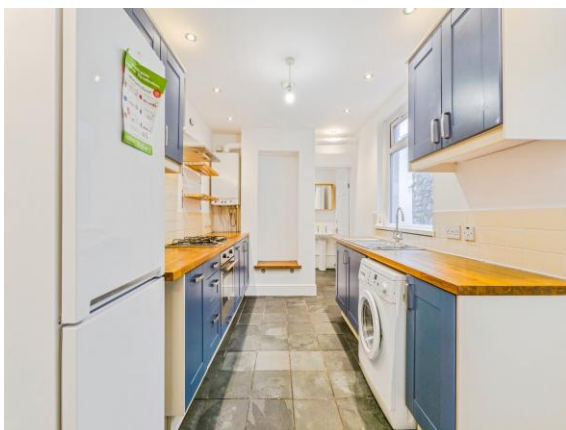
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>> **property images**



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>> floor plan

>> approval

	Signature	Date
James Lamb		
Mr K.D. Rahmani		