

Pearl Street, Splott Cardiff CF24 1HB

welcome to

Pearl Street, Splott Cardiff

End-terraced home in popular Splott, close to local amenities and Cardiff City Centre.

Includes hall, lounge, dining room, kitchen, utility, three bedrooms, and bathroom, plus gas central heating and an enclosed rear garden. Viewing recommended.

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Laminate flooring, radiator and access to:

Lounge

12' 8" Max x 10' 9" Max (3.86m Max x 3.28m Max)

Double glazed window to front aspect, radiator, laminate flooring and open fireplace.

Dining Room

11' 8" Max x 11' 2" Max (3.56m Max x 3.40m Max)

Double glazed window to rear aspect, radiator and floorboards.

Kitchen

12' 1" Max x 9' 2" Max (3.68m Max x 2.79m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, radiator, vinyl flooring, spotlights, double glazed window to side aspect, double glazed door to side and access to:

Utility Room

12' x 4' 4" (3.66m x 1.32m)

Double glazed window to side aspect, radiator, tiled flooring, space for washing machine and sloped ceiling.

First Floor

Landing

Loft hatch, wall mounted combi boiler and doors providing access to:

Bedroom One

11' 2" Max x 10' 6" Max (3.40m Max x 3.20m Max)

Double glazed window to front aspect and radiator.

Bedroom Two

11' 9" x 10' 11" (3.58m x 3.33m)

Double glazed window to rear aspect and radiator.

Bedroom Three

10' 1" Max x 5' 11" Max (3.07m Max x 1.80m Max)

Double glazed window to front aspect and radiator.

Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin, WC, heated towel rail, partially tiled walls, spotlights, tiled flooring and two double glazed windows to side aspect.

Outside

Rear Garden

Enclosed, mainly paved and storage with built in socket.

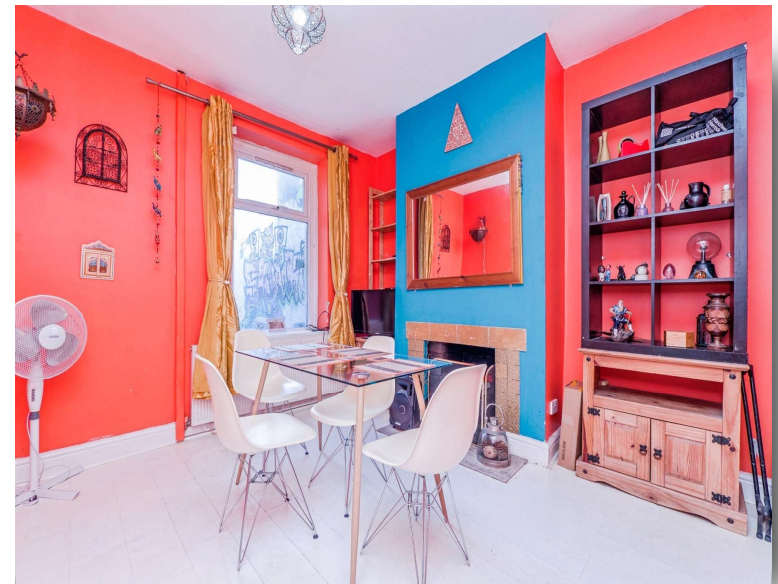


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Pearl Street,
Splott Cardiff

- End Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- First Floor Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£230,000



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Property Ref:
ROA114730 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



[allenandharris.co.uk](https://www.allenandharris.co.uk)