

**Pearl Street, Splott Cardiff CF24 1PJ**

**welcome to**

## **Pearl Street, Splott Cardiff**

A perfect property for those who are looking to be close to the City Centre. This ideal first time buy offers spacious accommodation including three good size bedrooms. There is a lovely fitted kitchen with a dining area. Internal viewing is recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, radiator, wooden flooring, understairs storage cupboard and access to:

#### **Lounge Area**

12' 7" x 11' 2" ( 3.84m x 3.40m )

Double glazed window to front aspect, radiator, storage cupboard, wooden flooring and opens to:

#### **Reception Area Two**

11' 11" x 11' ( 3.63m x 3.35m )

Radiator and powerpoints.

#### **Kitchen Area**

13' 5" x 6' 10" ( 4.09m x 2.08m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, cooker hood, radiator, double glazed window to rear aspect, double glazed door providing access to rear and opens to:

#### **Dining Area**

12' 2" x 8' 8" ( 3.71m x 2.64m )

Tiled flooring and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin, WC, extractor fan, heated towel rail, cupboard housing combi boiler and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

16' 7" into recess x 11' 2" ( 5.05m into recess x 3.40m )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

12' 2" x 10' 10" into recess ( 3.71m x 3.30m into recess )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

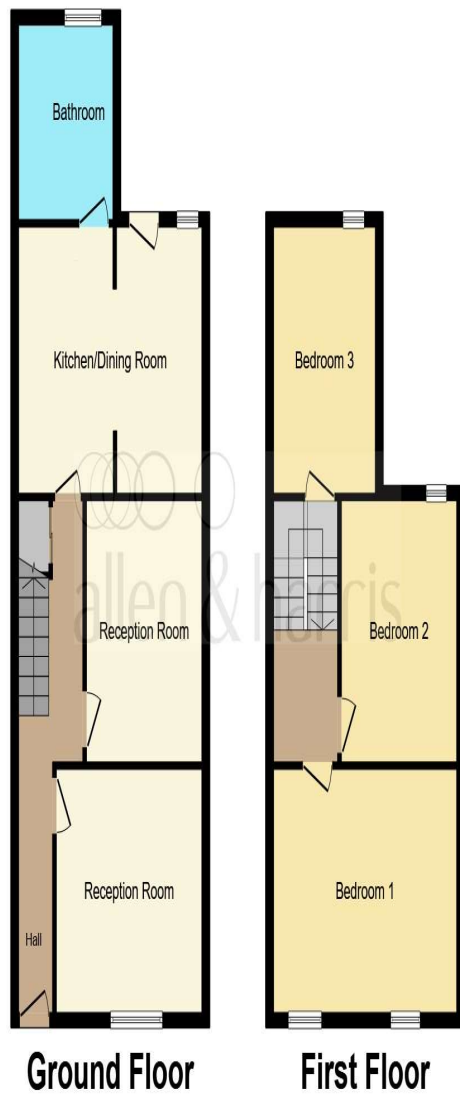
13' 4" Max x 8' 10" ( 4.06m Max x 2.69m )

Double glazed window to rear aspect and radiator.

### **Outside**

#### **Rear Garden**

Enclosed with area laid to lawn, patio area and raised patio area to rear.



**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.



**welcome to**  
**Pearl Street,**  
**Splott Cardiff**

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge Area
- Reception Room Area
- Fitted Kitchen Area
- Dining Area
- Ground Floor Bathroom
- Enclosed Rear Garden

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

offers in excess of  
**£250,000**



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Property Ref:  
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