





Sanquhar Street,Splott Cardiff CF24 2AB

allen & harris

welcome to

Sanquhar Street, Splott Cardiff

NO ONWARD CHAIN! A fantastic investment opportunity, this end-terrace property has been converted into two self-contained two-bedroom flats, ideally located close to Cardiff City Centre, local shops, supermarkets and transport links. Both flats offer open-plan living, two bedrooms and shower room.

Ground Floor

Entrance
Via front door into:

Hall
Access to ground floor flat and stairs rising to first floor flat.

Ground Floor Flat
Entrance
Via door into:

Hall
Doors providing access to:

Living/Dining/Kitchen Area
Double glazed window, powerpoints and opens to:

Kitchen Area: Fitted with wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven with cooker hood over, spaces for washing machine and undercounter fridge, powerpoint and tiled splashback.

Bedroom One

Bedroom Two

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin inset to drawer unit.

First Floor Flat

Landing
Double glazed window to side aspect and doors providing access to:

Living/Dining/Kitchen Area
11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed window to front aspect, powerpoints and opens to:

Kitchen Area: Fitted with wall and base level units with complementary work surfaces over, sink unit, integrated hob and electric oven with cooker hood over, spaces for washing machine and undercounter fridge, powerpoint and tiled splashback.

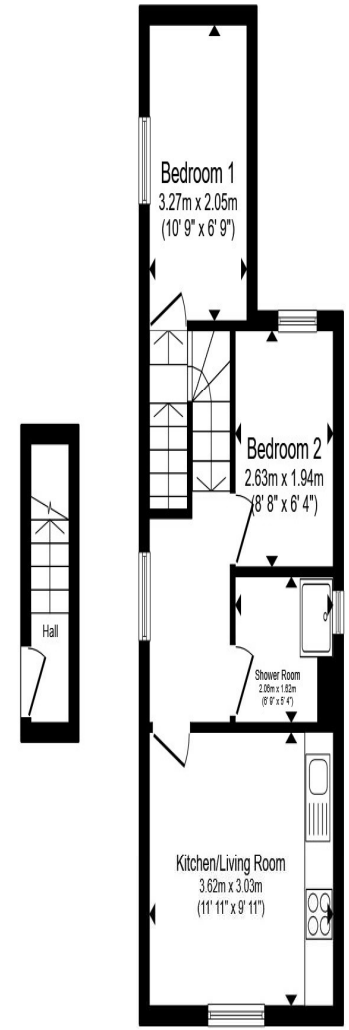
Bedroom One
10' 9" x 6' 9" (3.28m x 2.06m)
Double glazed window to side aspect and powerpoint.

Bedroom Two
8' 8" x 6' 4" (2.64m x 1.93m)
Double glazed window to rear aspect and powerpoint.

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin inset to drawer unit and double glazed window to side aspect.

Outside

Rear Garden
Enclosed, mainly stone chipped and gated side access.



Total floor area 38.3 m² (412 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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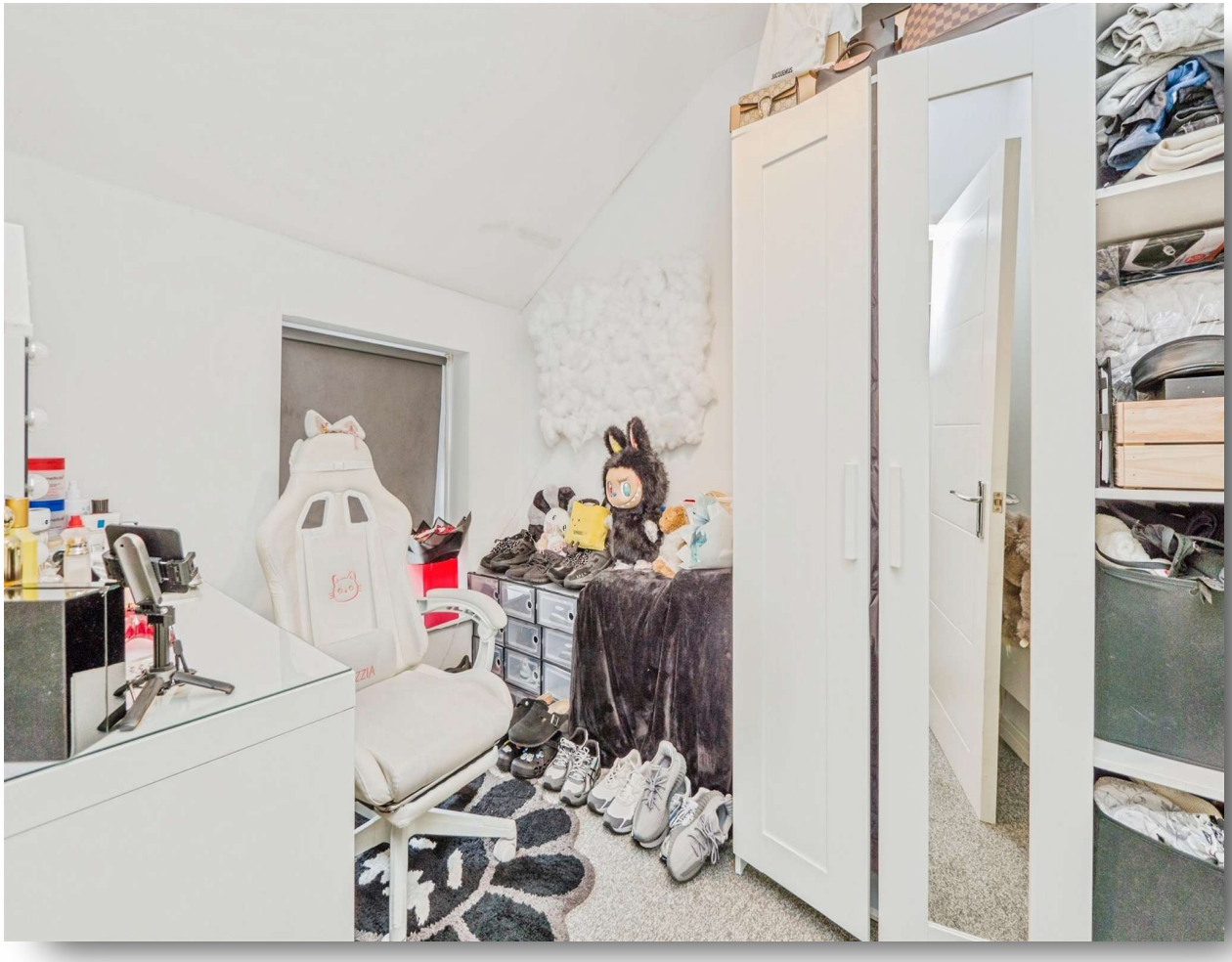
Sanquhar Street,
Splott Cardiff

- Ideal Investment Property
- 2x Two Bedroom Flats
- Open Plan Living Areas
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in excess of

£280,000



view this property online allenandharris.co.uk/Property/ROA114413

The Property Ombudsman

Property Ref:
ROA114413 - 0002

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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