



Snowden Road, Cardiff CF5 4PS

allen & harris

**welcome to
Snowden Road, Cardiff**

- End terrace
- 2 Bedroom
- 2 Bathroom
- Conservatory
- Large Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000

Situated in the residential area of Ely, this well-presented two-bedroom end-of-terrace house offers a fantastic opportunity for first-time buyers, small families, or those looking to downsize. Generous outdoor space and thoughtful features throughout, this home combines comfort and practicality.



view this property online allenandharris.co.uk/Property/CTN109740

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

CTN109740 - 0004

Entance Hallway

Lounge

Kitchen

Conservatory

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom



029 2022 2344



canton@allenandharris.co.uk



183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ



allenandharris.co.uk