



Habershon Street, Splott Cardiff CF24 2LE

welcome to

Habershon Street, Splott Cardiff

NO ONWARD CHAIN!

Bay fronted mid-terrace in the sought-after area of Splott and close to local amenities and easy access to Cardiff City Centre. Three reception rooms, fitted kitchen, three/four bedrooms and bathroom. Front forecourt and private rear garden.

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor, cupboard housing meters, understairs storage and access to:

Lounge

12' 3" x 11' 10" (3.73m x 3.61m)
Double glazed bay window to front aspect, coved/textured ceiling, feature fireplace, radiator, powerpoints and opens to:

Dining Room

11' 10" x 10' 3" (3.61m x 3.12m)
Window to rear aspect, radiator, feature fireplace and powerpoints.

Reception Room Three

14' 10" x 10' 6" (4.52m x 3.20m)
Window to side aspect, wood laminate flooring and feature fireplace.

Kitchen

10' 6" x 7' 4" (3.20m x 2.24m)
Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit, integrated hob and oven, spaces for washing machine and fridge/freezer, tiled flooring, wall mounted boiler, double glazed window to rear aspect and double glazed door to side aspect.

First Floor

Landing

Storage cupboard and doors providing access to:

Bedroom One

16' 2" x 11' 7" (4.93m x 3.53m)
Two windows to front aspect, radiator and powerpoints.

Bedroom Two

12' x 10' 5" (3.66m x 3.17m)
Window to rear aspect, radiator and powerpoints.

Bedroom Three

10' 4" x 9' 7" (3.15m x 2.92m)
Window to side aspect, radiator and powerpoints.

Bedroom Four

10' 6" x 7' 5" (3.20m x 2.26m)
Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising bath, WC and wash hand basin.

Outside

Front Forecourt

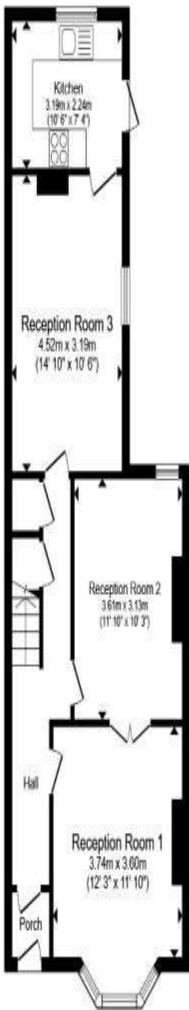
Enclosed by low brick boundary wall and gated.

Rear Garden

Enclosed by brick walling and mainly paved.

Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



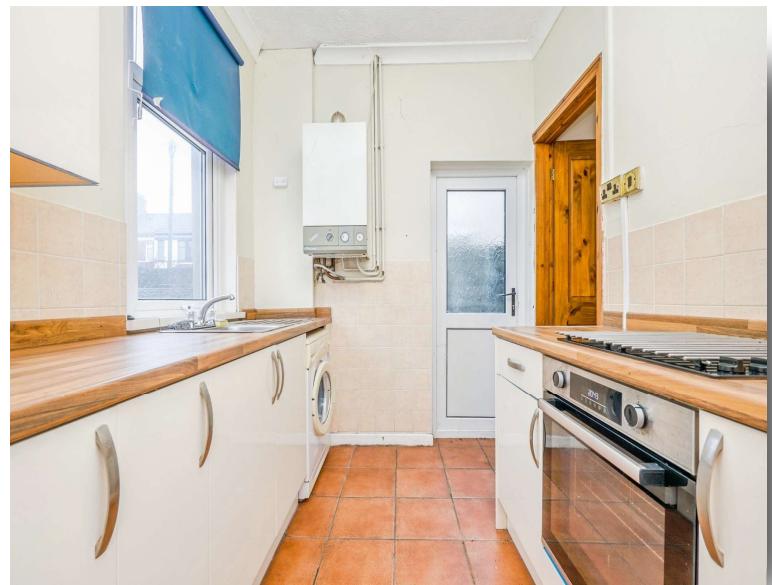
Ground Floor



First Floor

Total floor area 117.2 m² (1,262 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



welcome to
**Habershon Street,
Splott Cardiff**

- Attractive bay-fronted mid-terrace in popular Splott
- Walking distance to local shops, parks & amenities
- Three Reception Rooms offering flexible living space
- Fitted Kitchen
- Three/Four Bedrooms and Family bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£260,000



view this property online allenandharris.co.uk/Property/ROA114502



Property Ref:
ROA114502 - 0003

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.

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