



Pearl Street, Splott Cardiff CF24 1PL

welcome to

Pearl Street, Splott Cardiff

No Onward Chain! A deceptively spacious three-bedroom mid-terrace home in the heart of Splott, offering two reception rooms, a fitted kitchen/diner, utility area, shower room, en-suite to bedroom three and an enclosed rear garden. Ideally located close to local amenities and Cardiff City Centre.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, glass brick window into reception area one, radiator, tiled flooring, built in understairs storage cupboard and access to:

Reception Area One

15' 10" x 10' 1" (4.83m x 3.07m)

Double glazed window to front aspect, radiator, single light fitting, breast wall with cutout and shelved alcove, laminate flooring and opening to:

Reception Area Two

11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window to rear aspect, radiator, breast wall with shelved alcove and laminate flooring.

Kitchen/Diner

15' 10" x 9' 9" (4.83m x 2.97m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and tumbledryer, tiled splashbacks, tiled flooring, spotlights, radiator, double glazed window to side aspect, double glazed door providing access to rear garden and access to:

Utility Area

6' 4" x 3' 3" (1.93m x 0.99m)

Door providing access to:

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled flooring, radiator, spotlights, double glazed window to rear aspect and double glazed skylight.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

16' 2" x 10' 2" (4.93m x 3.10m)

Two double glazed windows to front aspect with fitted blinds, radiator, breast wall and laminate flooring.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to rear aspect, radiator, breast wall and laminate flooring.

Bedroom Three

9' 9" x 8' 2" (2.97m x 2.49m)

Double Glazed window to side aspect, radiator, laminate flooring and door providing access to:

En-Suite

Fitted with a three piece suite comprising panelled bath, WC, wash hand basin, tiled flooring, partially tiled walls, radiator and double glazed window to rear aspect.

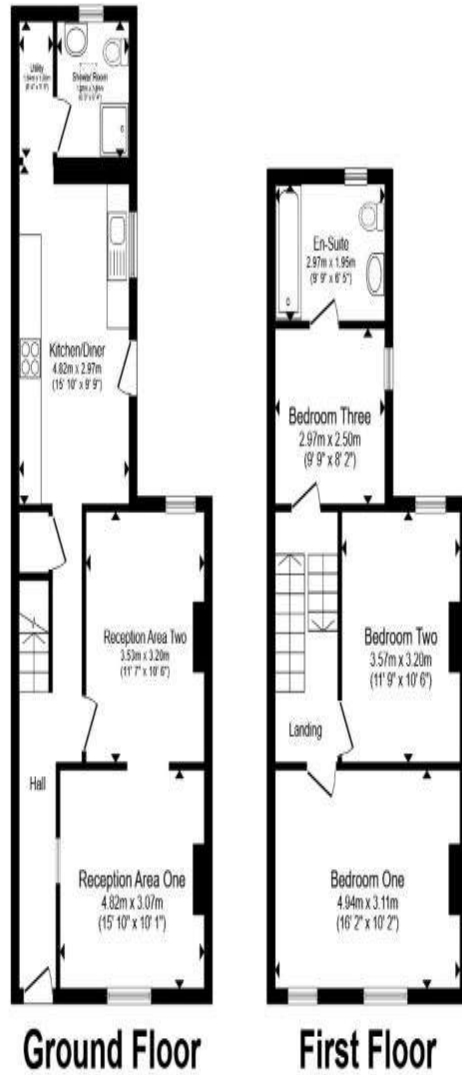
Outside

Rear Garden

Enclosed with decking area, area laid to lawn with footpath and planted beds.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 102.3 m² (1,101 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
Pearl Street,
Splott Cardiff

- Mid Terraced Home
- Three Bedrooms
- Bedroom Three with En-Suite Bathroom
- Two Reception Areas
- Fitted Kitchen/Diner and Utility Area

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

offers in excess of
£240,000



view this property online allenandharris.co.uk/Property/ROA112878



Property Ref:
ROA112878 - 0007

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