Marion Street

SPLOTT, CF24 2DJ

GUIDE PRICE £218,000

Hern & Crabtree



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Hern & Crabtree are pleased to bring to the market this three bedroom end of terrace house, offering plenty of potential for buyers looking put their own stamp on a property.

The accommodation begins with an entrance hallway leading to two reception rooms with sliding doors connecting the two rooms. To the rear is a spacious dining room that leads through to the kitchen with a glazed door providing access to the rear garden. A separate WC completes the ground floor accommodation.

Upstairs, the property offers three bedrooms, together with an additional room currently used as a dressing room or wardrobe. A shower room completes the first floor.

Outside, the property has an enclosed forecourt to the front, with an attractive stone frontage adding to its traditional character. To the rear is a courtyard garden with an outbuilding.

Situated in the popular residential area of Splott, the property is conveniently located for local shops, amenities and transport links, with Cardiff City Centre also within easy reach.











Approx 1136.00 sq ft

Council Tax Band: D

Front
Front forecourt garden. Low rise brick wall with wrought iron railings and gate.

Porch
Enter via wooden obscure glazed double doors to the front elevation with window over. Tiled flooring. Door leading through to the hallway.

Hallway
Coved ceiling. Ceiling arch detail. Radiator. Stairs rising up to the first floor. Understairs storage cupboards.

Living Room
Double glazed window to the front elevation. Gas fire with stone hearth. Radiator. Glass sliding doors to the sitting room.

Sitting Room
Double glazed window to the rear elevation. Gas fire with stone hearth. Radiator. Glass sliding doors to the living room.

Dining Room
Glazed wooden bay window to the side elevation. Electric fire with tiled hearth. Understairs storage cupboard. Tiled flooring. Radiator.

Kitchen
uPVC obscure double glazed door to the rear garden. Double glazed windows to the side and rear elevation. Wall and base units with worktops over. One and half bowl composite sink and drainer with mixer tap. Plumbing for washing machine. Space for fridge freezer. Space for cooker. Space for further appliances. Feature wooden wall panelling. Vinyl flooring. Radiator.

Garden
Enclosed rear garden. Pave patio and path with handrail. Side return. Timber frame storage shed. Two outbuildings with one housing an outside toilet.

Landing
Stairs rising up from the hallway. Wooden handrail and bannister. Split level landing. Fitted linen cupboard. Loft access hatch.

Bedroom One
Double glazed window to the front elevation. Radiator. Sliding door to the dressing room.

Dressing Room
Double glazed window to the front elevation. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Radiator. Fitted overbed storage unit and wardrobes.

Bedroom Three
Double glazed window to the rear elevation. Fitted overbed storage unit and wardrobes. Radiator. Stripped wooden flooring.

Bathroom
Double glazed obscured window to the side elevation. W/C and wash hand basin. Fitted accessible shower enclosure with folding seat. Vinyl flooring. Radiator. Extractor fan.

Additional Information
Freehold. Council Tax Band D (Cardiff). EPC rating TBC.

Disclaimer
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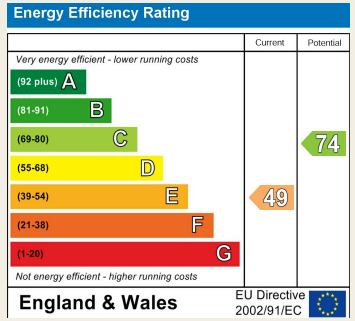





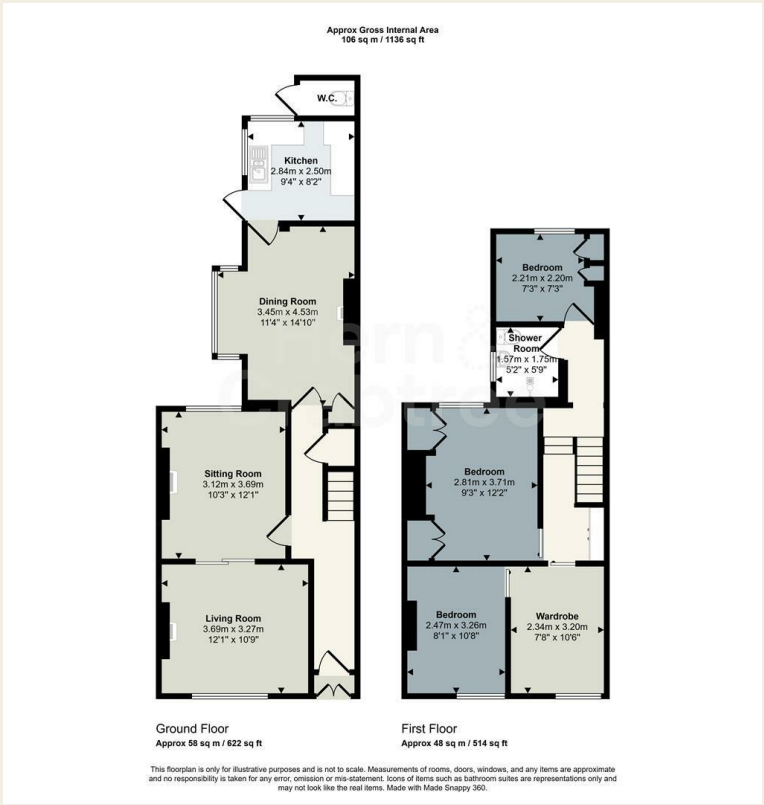

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