



Habershon Street, Splott Cardiff CF24 2DX

welcome to

Habershon Street, Splott Cardiff

NO ONWARD CHAIN! A well presented THREE BEDROOM MID TERRACED home, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre. The property further benefits from gas central heating and enclosed rear garden.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Stairs rising to first floor, radiator, laminate flooring and access to:

Lounge One Area

12' 7" Max x 11' 5" Max (3.84m Max x 3.48m Max)

Double glazed window to front aspect, radiator, boxed in meter cupboard, laminate flooring, original coving and access to:

Lounge Area Two

11' 8" Max x 10' 6" Max (3.56m Max x 3.20m Max)

Single glazed church style internal windows looking to hall, gas fire with marble hearth, laminate flooring and single glazed wooden door into store room/ext.

Store Room/ Ext

6' 3" x 5' 5" (1.91m x 1.65m)

Double glazed window to rear aspect and powerpoint.

Dining Room

14' 2" Max x 10' 1" Max (4.32m Max x 3.07m Max)

Double glazed window to side aspect, radiator, laminate flooring, gas fire and access to:

Kitchen

10' 1" Max x 9' 5" Max (3.07m Max x 2.87m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and under counter fridge and freezer, laminate flooring, radiator, double glazed window to rear aspect and double glazed barn door providing access to rear garden.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

16' 3" Max x 10' 9" Max (4.95m Max x 3.28m Max)

Two double glazed tilt and turn window to front aspect, radiator and vinyl flooring.

Bedroom Two

12' 2" Max x 10' 6" Max (3.71m Max x 3.20m Max)

Double glazed window to rear aspect, radiator and vinyl flooring.

Bedroom Three

9' 10" Max x 7' Max (3.00m Max x 2.13m Max)

Double glazed tilt and turn window to rear aspect, radiator, vinyl flooring and built in cupboard in alcove housing combi boiler.

Bathroom

Fitted with a recently refurbished three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, radiator, partial pvc clad walls and double glazed window to side aspect.

Outside

Rear Garden

Enclosed with paved patio area, stone chipping area to rear and the vendor has advised that they have recently replaced fences on both sides.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Habershon Street,
Splott Cardiff

- Mid Terraced Home
- Three Bedrooms
- Two Lounge Areas and Store Room/ Ext
- Dining Room
- Fitted Kitchen
- Recently Refurbished First Floor Bathroom
- Enclosed Rear Garden
- Popular Location

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

offers in excess of
£240,000



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Property Ref:
ROA114386 - 0002

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