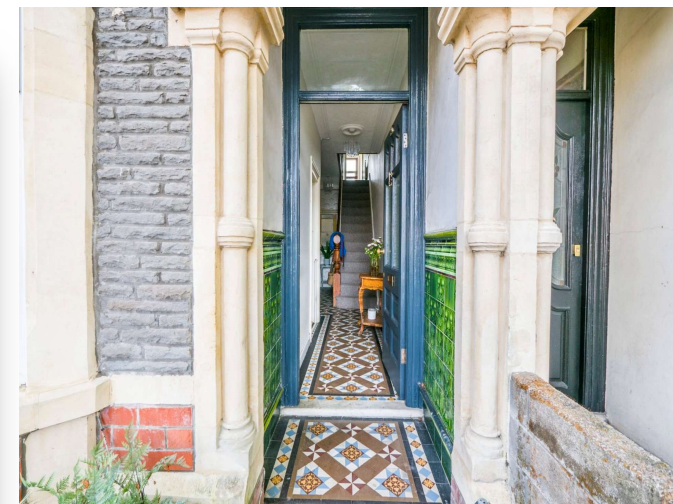




Courtenay Road, Splott Cardiff CF24 2JQ

welcome to

Courtenay Road, Splott Cardiff

A traditional Victorian bay fronted end of terrace home situated in a sought after location of Splott. Courtenay Road is located between Moorland Road and Splott Road, tree lined and wider than other streets nearby. The bath stone bay has been restored and stone work repointed. Call us to view!

Ground Floor

Entrance

Original Victorian Tiled external porch with wooden front door into:

Hallway

Original Victorian Tiled floor, doors to access lounge, dining room and reception room 3 and stairs to first floor.

Lounge

14' 4" x 11' 7" (4.37m x 3.53m)

Double glazed bay window to front aspect, fitted roller blinds, breast wall with electric fireplace, original plaster coving, laminate flooring and radiator.

Dining Room

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed door providing access to rear, breast wall with original cast iron fireplace, laminate floor, original plaster coving and radiator.

Reception Room Three

12' 6" Max x 10' 7" (3.81m Max x 3.23m)

Double glazed window to side aspect, original Welsh dresser, original Victorian tiled floor and radiator. Open plan with kitchen area.

Kitchen Area

12' 10" x 9' 10" (3.91m x 3.00m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated hob and oven, cooker hood, spaces for washing machine and fridge/freezer, radiator, double glazed window to side aspect and recently replaced laminate flooring. The door to the rear also provides access to the lean-to style garage and downstairs WC and new pvc back door to access the rear garden.

Ground Floor Wc

Recently replastered walls, vinyl floor, WC, double glazed window to side aspect and access via Lean-to garage to rear

First Floor

Landing

Original built in wooden laundry cupboard, loft hatch and doors providing access to:

Bedroom One

15' 7" x 14' 3" (4.75m x 4.34m)

Double glazed bay window and additional window to front aspect with views of Eyre Street, fitted roller blinds, original plaster coving and radiator.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed window to rear aspect, breast wall with original fireplace and radiator.

Bedroom Three

10' 7" x 10' 3" (3.23m x 3.12m)

Double glazed window to rear aspect, radiator and cupboard housing combi boiler.

Bedroom Four

7' 8" x 7' 6" (2.34m x 2.29m)

Double glazed window to side aspect with fitted venetian blinds and radiator.

Bathroom

Tiled floor to walls, gas central heated shower over bath, WC, wash hand basin, heated mirror, electric underfloor heating, heated towel rail and double glazed window to side aspect.

Outside

Front Forecourt

Original Victorian Tiled footpath, paved to front, wooden gated side access.

Rear Garden

Concrete path to side access and area near the house, planted beds and stone chippings to rear with wooden gated rear lane access.

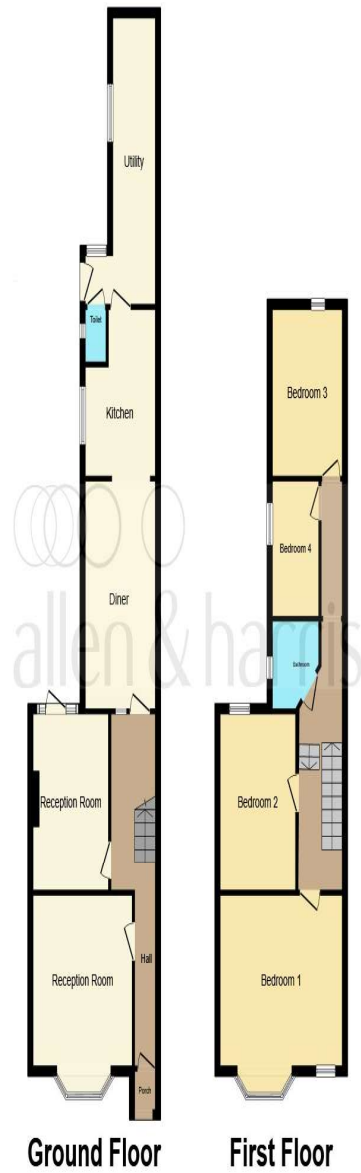
Outbuilding

19' 1" x 8' 5" (5.82m x 2.57m)

Lean-to style garage attached to the property. Access via rear lane as well as internal access from Kitchen area. Recently replaced pvc back door and access to ground floor WC.

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."



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
Courtenay Road,
Splott Cardiff

- End of Terrace with Side Access
- Four Bedrooms
- Three Reception Rooms
- First Floor Bathroom
- Ground Floor WC

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

£300,000



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Property Ref:
ROA114106 - 0008

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