



Sapphire Street,Adamsdown Cardiff CF24 1PZ

welcome to

Sapphire Street, Adamsdown Cardiff

This beautifully presented home is located within walking distance of local shops and amenities with the City centre a short distance away. This home offers excellent sized living accommodation and deserves internal inspection.

Ground Floor

Entrance

Via a uPvc front door with obscured glazed panels into:

Hallway

Stairs rising to the first floor, radiator, understairs storage cupboard and access to:

Lounge Area

14' 6" into bay x 12' 10" into recess (4.42m into bay x 3.91m into recess)

Double glazed bay window to front aspect, log burner, radiator, stripped wooden floorboards, power points and wooden turning slats into:

Reception Room Two

11' 11" exclu door recess x 11' 1" into recess (3.63m exclu door recess x 3.38m into recess)

Beautiful Feature fireplace with decorative surround and working open fire, radiator and powerpoints, stripped wooden floorboards, door with access through to the snug.

Snug Area

8' 5" x 6' 10" (2.57m x 2.08m)

Double glazed French doors giving access to the rear garden, wood laminate flooring and powerpoints, open through to the Kitchen.

Kitchen Area/ Dining Area

15' 7" x 7' 1" (4.75m x 2.16m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, space for Range style cooker, plumbing and space for washing machine, dishwasher and fridge/freezer, tiled flooring, radiator, wall mounted combi boiler, double glazed window to rear aspect and double glazed obscure door to rear aspect.

First Floor

Landing

Window to rear aspect and doors providing access to:

Bedroom One

16' 9" into recess x 11' 8" (5.11m into recess x 3.56m)

Two double glazed windows to front aspect, exposed wooden floorboards, radiator and powerpoints.

Bedroom Two

12' x 11' 4" into recess (3.66m x 3.45m into recess)

Double glazed window to rear aspect, exposed wooden floorboards, radiator and powerpoints.

Bedroom Three

10' 7" x 8' 3" (3.23m x 2.51m)

Double glazed window to rear aspect, wood laminate flooring, radiator and powerpoints.

Bathroom

Fitted with a four piece suite comprising bath, tiled shower cubicle, wash hand basin and WC, heated towel rail and double glazed obscure window to side aspect.

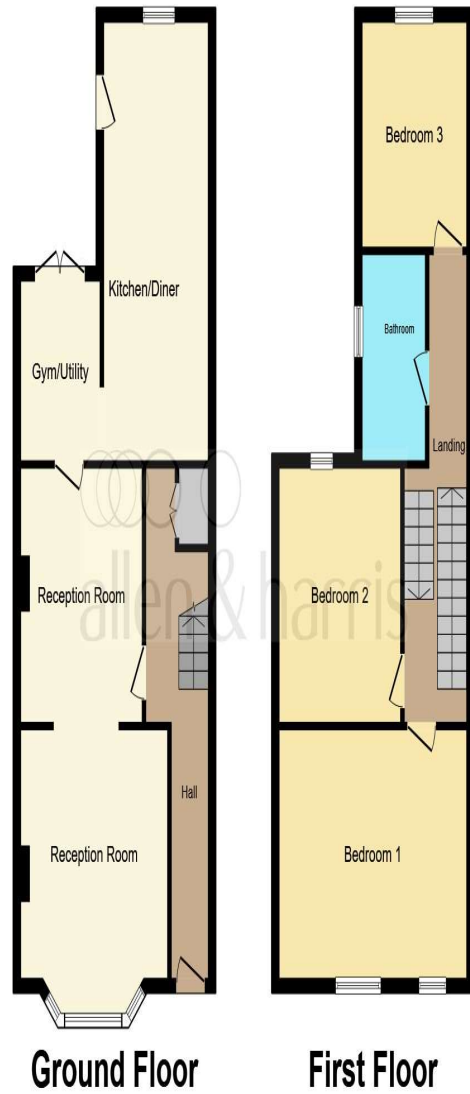
Outside

Front Forecourt

Enclosed by low brick boundary wall with path leading to front entrance.

Rear Garden

Enclosed by fencing, mainly paved with dedicated shrubs and flowers.



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
Sapphire Street,
Adamsdown Cardiff

- Beautifully Presented Home
- Three Bedrooms
- Lounge Area and Reception Room Two
- Fitted Kitchen Area and Snug Area
- First Floor Bathroom
- Excellent Condition
- Enclosed Good Size Rear Garden
- Popular Location

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

£260,000



view this property online allenandharris.co.uk/Property/ROA114306



Property Ref:
ROA114306 - 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk