



**Aberdovey Street, Splott Cardiff CF24 2ER**

**welcome to**

## **Aberdovey Street, Splott Cardiff**

A stylish bay-fronted mid-terraced home in the popular area of Splott, ideally located for local amenities and Cardiff City Centre. Offering three bedrooms, two reception areas, a fitted kitchen, bathroom and shower room, gas central heating, front forecourt and an enclosed rear garden.

### **Ground Floor**

#### **Entrance**

Via a double glazed composite front door into:

#### **Hallway**

Stairs rising to first floor, tiled floor to carpet, upright radiator, access to bathroom, and access to:

#### **Lounge**

13' 4" x 9' 8" ( 4.06m x 2.95m )

Double glazed bay window to front aspect and radiator.

#### **Reception Area**

Double glazed window to side aspect, radiator and half wall wood panelling.

#### **Kitchen**

15' 9" x 8' 8" ( 4.80m x 2.64m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated five burner gas hob, electric oven, microwave, dishwasher and fridge/freezer, space for washing machine, tiled flooring, spotlights, upright radiator, built in cupboard housing combi boiler, double glazed window to side aspect, double glazed sliding doors.

#### **Bathroom**

Fitted with a four piece suite comprising back to wall bath, separate double shower, wooden vanity unit housing stone wash hand basin, WC with concealed cistern, heated towel rail, LED mirror, lvt flooring, spotlights and double glazed window to rear aspect.

### **First Floor**

#### **Landing**

Loft hatch with ladder to boarded loft, and doors providing access to:

#### **Bedroom One**

13' 4" Max x 10' 8" Max ( 4.06m Max x 3.25m Max )

Two double glazed windows to front aspect, radiator and fitted wardrobe in alcove.

#### **Bedroom Two**

11' 6" x 8' 10" ( 3.51m x 2.69m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

8' 6" Max x 7' 10" Max ( 2.59m Max x 2.39m Max )

Double glazed window to rear aspect and radiator.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, heated towel rail, lvt flooring, spotlights and extractor fan.

### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

Enclosed and mainly paved.



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**  
**Aberdovey Street,**  
**Splott Cardiff**

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge and Reception Area
- Fitted Kitchen
- Ground Floor Bathroom

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

offers in excess of

**£260,000**



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Property Ref:  
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