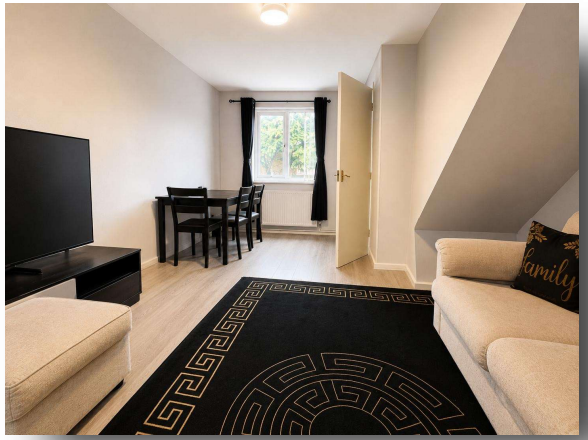
Horwood Close,Splott Cardiff CF24 2LW

allen & harris

welcome to

Horwood Close, Splott Cardiff

Mid Terraced Property in Cul-De-Sac location in Splott. The property offers two well-proportioned bedrooms, first floor bathroom and off street parking. Unlike other parts of Splott, this is a unique, modern development perfect for small families, first time buyers and investors.



Ground Floor

Lounge
Double glazed window to front aspect. Radiator. Single Light Fitting. Laminate Flooring. Providing access to...

Kitchen
Double glazed window to rear aspect. Double glazed uPVC doors to access rear garden. Recently replaced modern kitchen units with sink. Space for fridge freezer and washing machine. Gas hob. Electric oven. Cooker hood. Radiator.

First Floor

Landing
Carpeted stairs and landing. Airing cupboard.

Bedroom One
Double Glazed window to front aspect. Radiator. Single light fitting. Laminate floor.

Bedroom Two
Double glazed window to rear aspect. Radiator. Single light fitting. Laminate floor.

Bathroom
Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, partially tiled walls, radiator and double glazed window to rear aspect.

Outside

Front
Area laid to lawn with path leading to front entrance and hardstand providing off street parking.

Rear Garden
Enclosed with paved patio area and stone chipping's.

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."

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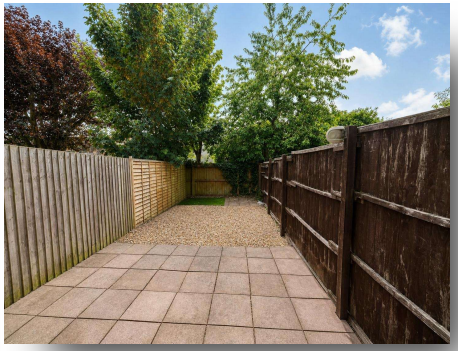
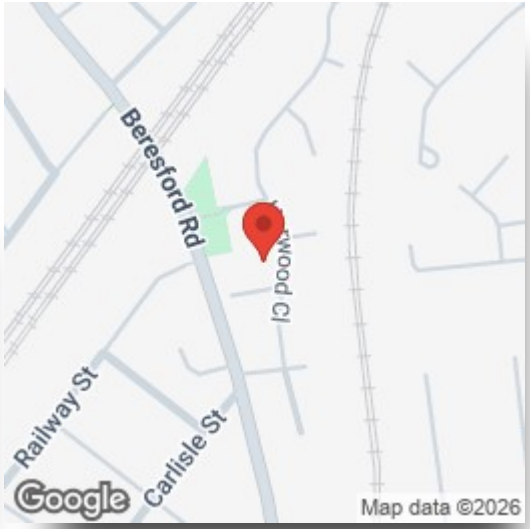
Horwood Close, Splott Cardiff

- 2 Bedrooms
- First Floor Bathroom
- Off Street Parking
- Enclosed Rear Garden
- Freehold

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

£200,000





Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ROA113499

The Property Ombudsman

Property Ref:
ROA113499 - 0005

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.

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