



**Florence Street, Splott Cardiff CF24 2PA**

**welcome to**

## **Florence Street, Splott Cardiff**

No onward chain. An ideal purchase for first-time buyers, downsizers, or investors, this traditional end-terraced home is well located in Splott, close to local amenities, Cardiff City Centre, and the A48/M4. Offering two reception rooms, two bedrooms, gas central heating and an enclosed garden.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Reception Room One**

12' 9" x 10' 7" ( 3.89m x 3.23m )

Bay window to front aspect, feature fireplace, wooden floorboards and powerpoints.

#### **Reception Room Two**

11' 2" x 10' 11" ( 3.40m x 3.33m )

Window to rear aspect, radiator, wooden floorboards, powerpoint and access to:

#### **Kitchen**

10' 3" x 8' 8" ( 3.12m x 2.64m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink and drainer unit, integrated gas hob and electric oven with extractor over, spaces for washing machine and fridge/freezer, powerpoint, window to rear aspect and door providing access to rear garden.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

14' x 9' 11" ( 4.27m x 3.02m )

Two windows to front aspect, radiator, powerpoint and wooden floorboards.

#### **Bedroom Two**

11' x 8' 7" ( 3.35m x 2.62m )

Window to rear aspect, radiator, floorboards and powerpoint.

#### **Bathroom**

Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator and obscure window to rear aspect.

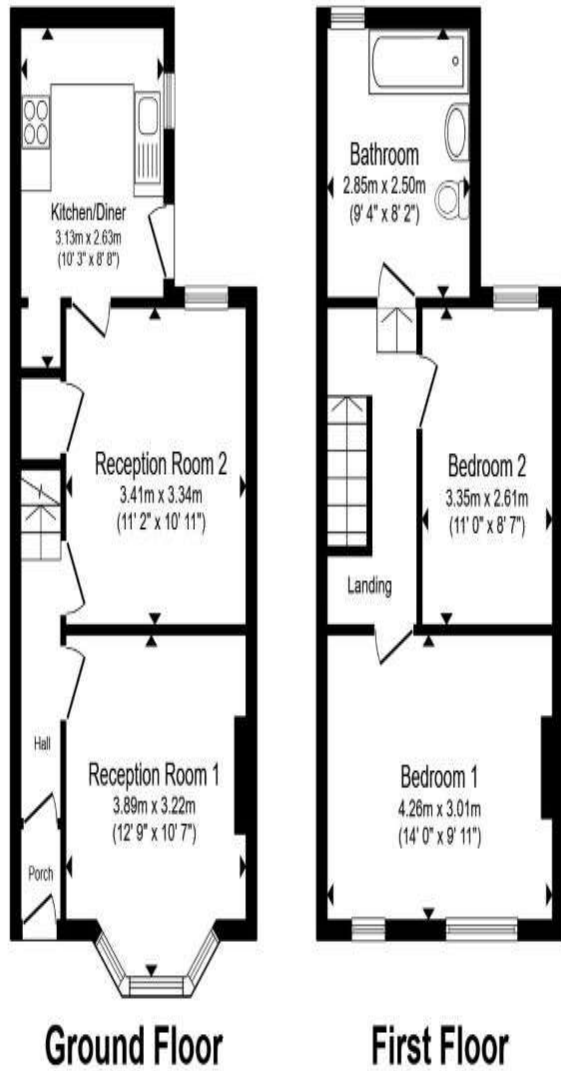
### **Outside**

#### **Front Forecourt**

Enclosed by low brick bound wall and mainly paved.

#### **Rear Garden**

Enclosed by brick bound wall with area laid to lawn, paved patio area and gate providing side access.



Total floor area 76.3 m<sup>2</sup> (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Florence Street,**  
**Splott Cardiff**

- Traditional Bay Fronted End-Terraced Home
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- First Floor Bathroom

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

**£220,000**



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