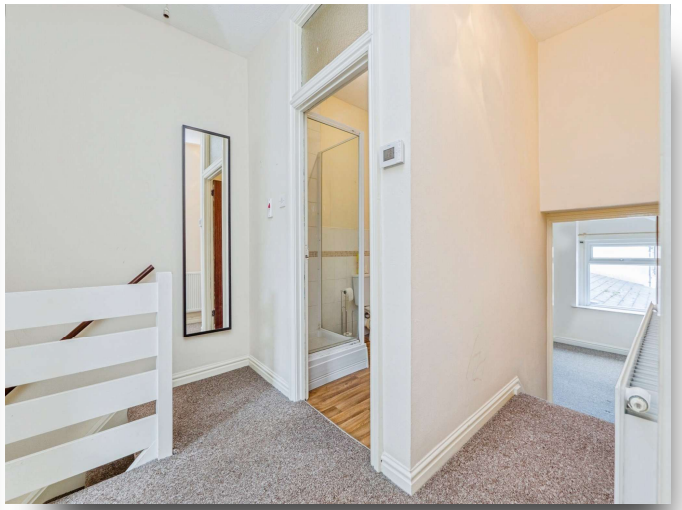






Carlisle Street,Splott Cardiff CF24 2DQ

allen & harris

welcome to

Carlisle Street, Splott Cardiff

No Onward Chain! A charming first floor flat in the sought-after area of Splott, ideally located close to local amenities, Cardiff City Centre and excellent transport links. Offering a bright lounge, fitted kitchen, double bedroom and shower room, plus gas central heating and double glazing.

Ground Floor

Entrance
Via a double glazed front door into:

Hall
Stairs rising to first floor and access to:

First Floor

Landing
Loft hatch, radiator and doors providing access to:

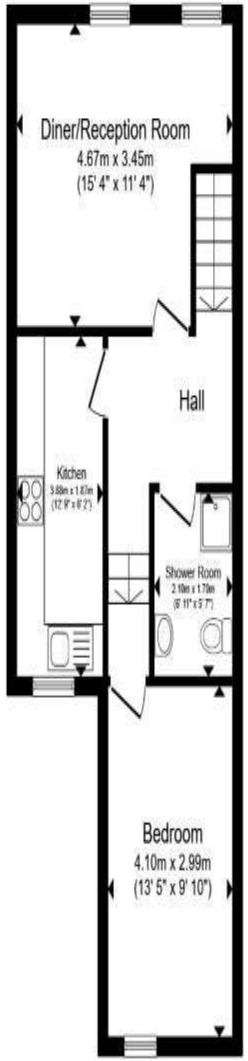
Lounge
Two double glazed windows to front aspect, radiator and gas fire.

Kitchen
Fitted with wall and base level units with complementary work surface over, sink unit, integrated hob and oven, spaces for washing machine, tumbledryer and fridge/freezer, radiator, wall mounted combi boiler and double glazed window to rear aspect.

Bedroom
Double glazed window to rear aspect and radiator.

Shower Room
Fitted with a three piece suite shower cubicle, WC, wash hand basin, extractor fan, radiator and vinyl floor.

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."



Total floor area 45.8 m² (493 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

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welcome to

Carlisle Street,

Splott Cardiff

- First Floor Flat
- Lounge
- Fitted Kitchen
- Double Bedroom
- Shower Room

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

offers in excess of

£120,000



view this property online allenandharris.co.uk/Property/ROA115211

The Property Ombudsman

Property Ref:
ROA115211 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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