

**Asgog Street, Splott Cardiff CF24 2AR**

**welcome to**

## **Asgog Street, Splott Cardiff**

A mid-terraced home in the heart of Splott, within walking distance of Cardiff City Centre and local amenities. Offering an entrance porch, lounge area, fitted kitchen and shower room, with two bedrooms upstairs. Further benefits include gas central heating and an enclosed rear courtyard.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Porch**

Access to:

#### **Lounge Area**

19' 5" x 13' 7" ( 5.92m x 4.14m )

Double glazed window to front aspect, stairs rising to first floor, bespoke fitted shelves and storage into recess, study area understairs and door providing access to:

#### **Kitchen**

8' 6" x 7' 8" ( 2.59m x 2.34m )

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit, integrated gas hob, electric oven and extractor fan, space for washing machine, double glazed window to rear aspect, door providing access to rear yard and door to:

#### **Shower Room**

Fitted with a three piece suite comprising tiled shower cubicle, WC, wash hand basin and double glazed obscure window to rear aspect.

### **First Floor**

#### **Landing**

Loft access and doors providing access to:

#### **Bedroom One**

13' 7" x 9' 10" ( 4.14m x 3.00m )

Double glazed window to front aspect, radiator and powerpoints.

#### **Bedroom Two**

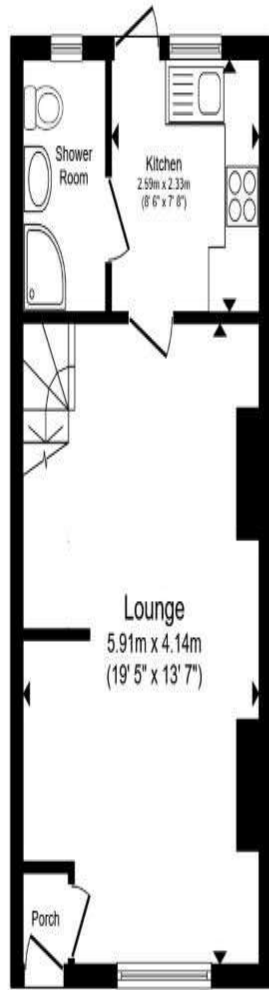
10' 6" x 9' 1" ( 3.20m x 2.77m )

Double glazed window to rear aspect, radiator and powerpoints.

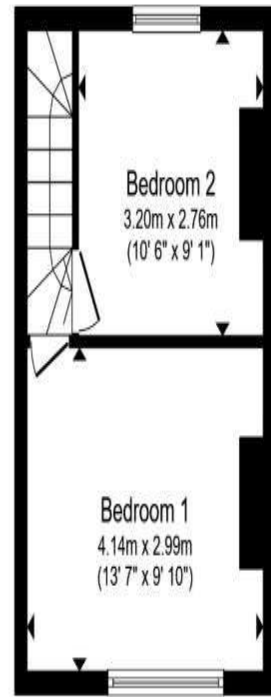
### **Outside**

#### **Courtyard**

Enclosed by brick bound wall with paved area.



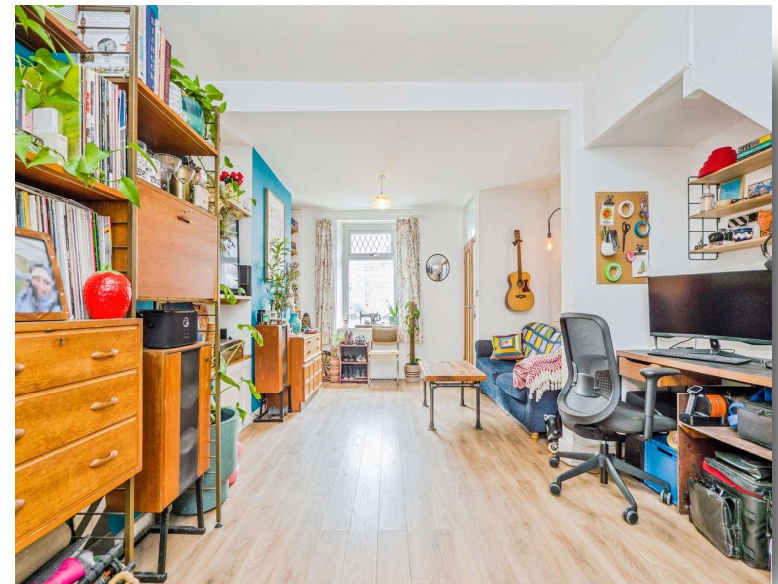
**Ground Floor**



**First Floor**

Total floor area 59.0 m<sup>2</sup> (635 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**  
**Asgog Street,**  
**Splott Cardiff**

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Ground Floor Shower Room

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

**£190,000**



**view this property online** [allenandharris.co.uk/Property/ROA114821](https://allenandharris.co.uk/Property/ROA114821)



Property Ref:  
ROA114821 - 0002

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](mailto:roath@allenandharris.co.uk)



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



[allenandharris.co.uk](https://allenandharris.co.uk)