



Habershon Street, Splott Cardiff CF24 2LD

welcome to

Habershon Street, Splott Cardiff

NO ONWARD CHAIN! A ground floor maisonette situated in this ideal location within walking distance of local amenities, bus routes and very accessible to Cardiff City Centre. The property comprises spacious lounge/diner, fitted kitchen, bedroom and bathroom. There is a storage basement.

Entrance

Via front door into:

Hall

Storage cupboard, tiled flooring, radiator, access to cellar and doors providing access to:

Lounge/ Diner

15' 9" Max x 11' 9" Max (4.80m Max x 3.58m Max)
Double glazed bay window to the front aspect, laminated flooring, two radiators, power points, access into kitchen, bedroom and bathroom.

Kitchen

8' 6" x 5' 3" (2.59m x 1.60m)
Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit, integrated oven with gas hob and overhead extractor, plumbing for washing machine, radiator, tiled splashbacks and powerpoints.

Bedroom

9' 9" x 9' 8" Max (2.97m x 2.95m Max)
Double glazed window to the rear aspect, radiator, powerpoints and access to lounge and shower room.

Shower Room

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, fully tiled, radiator and wood laminate flooring.

Outside

Front Forecourt

Low wall boundary.

Additional Information

The vendor has advised that the property is share of the freehold.



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.



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Habershon Street,
Splott Cardiff

- Ground Floor Maisonette
- Double Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Popular Location

Tenure: Leasehold EPC Rating: D

offers over
£100,000



view this property online allenandharris.co.uk/Property/ROA110822

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ROA110822 - 0004

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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