



**Seymour Street, Splott Cardiff CF24 2NQ**

**welcome to**

## **Seymour Street, Splott Cardiff**

Guide Price £210,000-£220,000. Traditional mid-terrace in central Splott with great access to amenities and Cardiff city centre. Features three receptions, kitchen, three bedrooms, bathroom, plus double glazing, gas heating, and enclosed rear garden. Ideal first-time buy or investment.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Secondary internal wooden door, radiator and access to:

#### **Lounge**

12' 7" x 11' 6" ( 3.84m x 3.51m )

Double glazed window to front aspect, radiator, gas fire and double sliding doors providing access to:

#### **Dining Room**

12' 7" x 11' 10" ( 3.84m x 3.61m )

Built in storage cupboard and wooden door providing access to:

#### **Lean To**

9' 8" x 9' ( 2.95m x 2.74m )

Polycarb roof and double glazed door providing access to rear garden.

#### **Reception Room Three**

12' 4" x 9' 10" ( 3.76m x 3.00m )

Double glazed window into lean to, radiator and built in understairs cupboard.

#### **Kitchen**

9' 10" x 5' 11" ( 3.00m x 1.80m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, vinyl flooring and double glazed windows to side and rear aspect.

### **First Floor**

#### **Landing**

Single glazed window to rear aspect, loft hatch and doors providing access to:

#### **Bedroom One**

16' 1" x 11' 7" ( 4.90m x 3.53m )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

11' 11" x 10' 6" ( 3.63m x 3.20m )

Double glazed tilt and turn window to rear aspect and radiator.

#### **Bedroom Three/ Study**

9' 1" x 6' ( 2.77m x 1.83m )

Double glazed window to side aspect, radiator and access to:

#### **Bathroom**

Fitted with a three piece suite comprising bath, wash hand basin, WC, vinyl flooring, built in cupboard housing combi boiler and double glazed window to side aspect.

### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

Enclosed with paved area, area laid to lawn and planted beds.

#### **Agents Notes**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Total floor area 104.5 m<sup>2</sup> (1,125 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**  
**Seymour Street,**  
**Splott Cardiff**

- Traditional Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen and Lean To
- First Floor Bathroom

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

offers in excess of

**£210,000**



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Property Ref:  
ROA114679 - 0004

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