



Pearl Street, Splott Cardiff CF24 1PL

welcome to

Pearl Street, Splott Cardiff

A traditional three-bedroom mid-terrace home in the heart of CF24. This property offers generous living space, flexible accommodation, 2 bathrooms and excellent proximity to the city centre making it an ideal first-time buy, investment property or upsize!

Ground Floor

Living Room Area

Open plan with Dining Room Area. Double Glazed window to front aspect, radiator, single light fitting, breast wall with cutout and shelved alcove, laminate floor.

Dining Room Area

Open plan with Living Room Area. Double Glazed window to rear aspect, radiator, single light fitting, breast wall with shelved alcove and laminate flooring.

Entrance Hallway

Double glazed PVC front door, radiator, tiled floor, stairs rising to first floor, glass brick window into living area, built in under stairs storage cupboard, door to access dining area and opening into kitchen.

Kitchen

Double Glazed window to side aspect and Double Glazed PVC back door. Tiled floor, spotlights throughout, radiator and access to ground floor bathroom.

Shower Room

Ground floor shower room with Double Glazed window to rear aspect and Double Glazed skylight. Tiled floor to walls, WC, wash hand basin, radiator, shower cubicle and spotlights.

First Floor

Landing

Carpeted stairs and landing with loft hatch and doors to access Bedroom 1, Bedroom 2 and Bedroom 3.

Bedroom 1

Two Double Glazed windows to front aspect with fitted blinds, radiator, single light fitting, breast wall and laminate flooring.

Bedroom 2

Double Glazed window to rear aspect, radiator, single light fitting, breast wall and laminate flooring.

Bedroom 3

Double Glazed window to side aspect, radiator, single light fitting and laminate flooring. Access to En-Suite Bathroom.

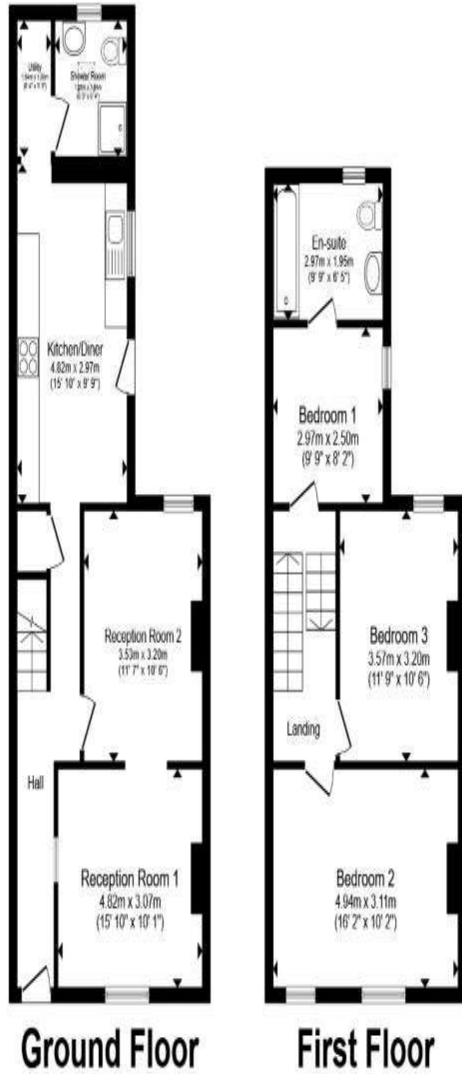
En-Suite Bathroom

First Floor En-Suite Bathroom off bedroom 3 with Double Glazed window to rear aspect. Tiled Floor, partly tiled walls, pvc panelled around bath, WC wash hand basin, radiator and single light fitting

Outside

Rear Garden

Fully enclosed rear garden with decking area, lawn laid to rear with a footpath and planted beds at the far end.



Total floor area 102.3 m² (1,101 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



welcome to
Pearl Street,
Splott Cardiff

- Three Bedrooms
- Two Bathrooms
- Open-Plan Living/Dining
- Spacious Kitchen
- Great First Time Buy

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

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/ROA112878



Property Ref:
ROA112878 - 0004

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029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk