



Pearl Street, £280,000

- NO CHAIN
- TWO RECEPTION ROOMS
- NEWLY DECORATED
- THREE BEDROOMS
- COURT YARD
- LARGE PLOT
- EPC Rating: F



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About the property

Peter Alan are delighted to bring to the market this Three Bedroom End of Terrace house with sizeable plot to the side and rear. The property has been completely refurbished throughout with modern decor. This plot has a current planning application to reconfigure the dwelling into three separate flats. Sold with NO CHAIN this rarely available plot is situated in the heart of Splott surrounded by local amenities and excellent transport commutes being just on the edge of Cardiff City Centre. Comfortably comprising of entrance hallway, Lounge, Dining room into kitchen and a downstairs shower room. To the first floor you will find three spacious double bedrooms. This is a must see property, call us today to arrange your appointment!



Accommodation

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance

Dining Room

11' 7" x 10' 10" (3.53m x 3.30m)

Lounge

11' 3" x 10' (3.43m x 3.05m)

Kitchen

10' 9" x 9' 7" (3.28m x 2.92m)

Shower Room

Landing

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom Three

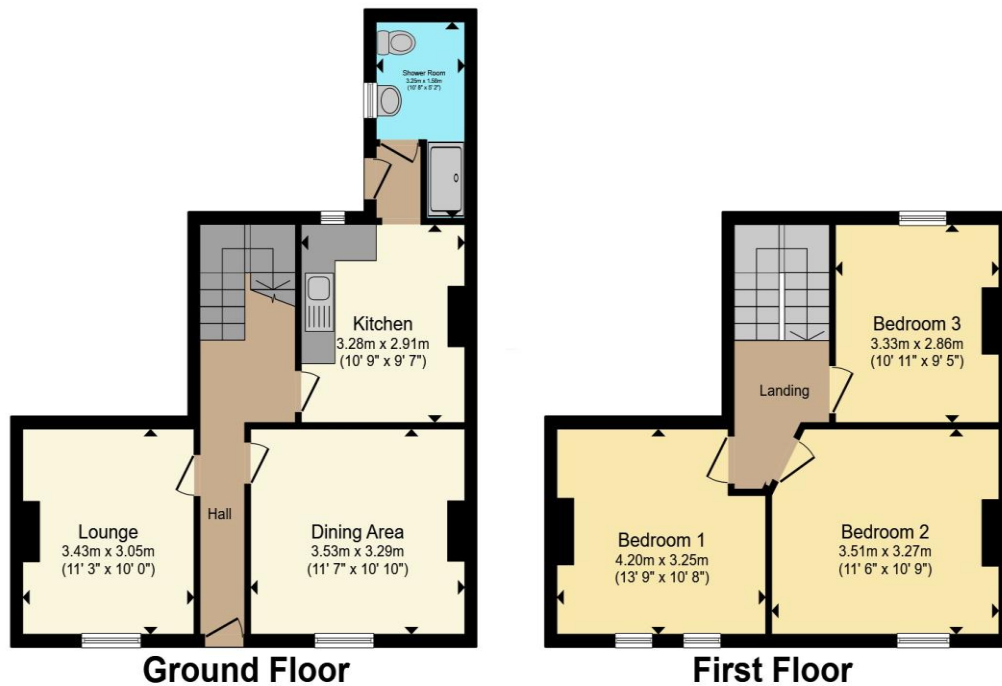
10' 11" x 9' 5" (3.33m x 2.87m)

Court Yard

02920 462246

albanyroad@peteralan.co.uk

Floorplan



Total floor area 90.6 m² (975 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



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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