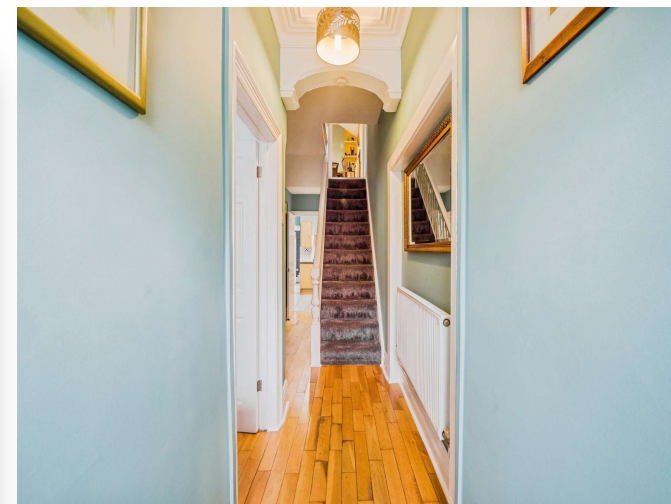




Carlisle Street, Splott Cardiff CF24 2PD

welcome to

Carlisle Street, Splott Cardiff

A charming bay-fronted mid-terrace home with original features, ideally located in the heart of Splott, close to local amenities, Cardiff City Centre and excellent transport links. Offering three bedrooms, two reception rooms and an enclosed rear garden, this property is not to be missed.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, original coving, engineered wooden flooring, radiator and access to:

Reception Room One

12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed bay window to front aspect, radiator, original coving, engineered wooden flooring and electric fire.

Reception Room Two

11' 8" x 10' 2" (3.56m x 3.10m)

Engineered wooden flooring, radiator, electric fire and access to:

Kitchen Area

10' 1" x 8' 7" (3.07m x 2.62m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, tiled splashback, tiled flooring, radiator, double glazed windows to rear aspect, double glazed skylight, and double glazed door providing access to rear garden.

Bathroom

Fitted with a four piece suite comprising separate bath, walk in shower, WC, wash hand basin inset to vanity unit, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch with ladder, built in cupboard and doors providing access to:

Bedroom One

16' 3" x 11' 7" (4.95m x 3.53m)

Two double glazed windows to front aspect, fitted blinds and radiator.

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to rear aspect, radiator and fitted cupboard housing combi boiler.

Bedroom Three

10' 11" x 8' 11" (3.33m x 2.72m)

Double glazed window to rear aspect, fitted blinds, radiator and laminate flooring.

Outside

Front Forecourt

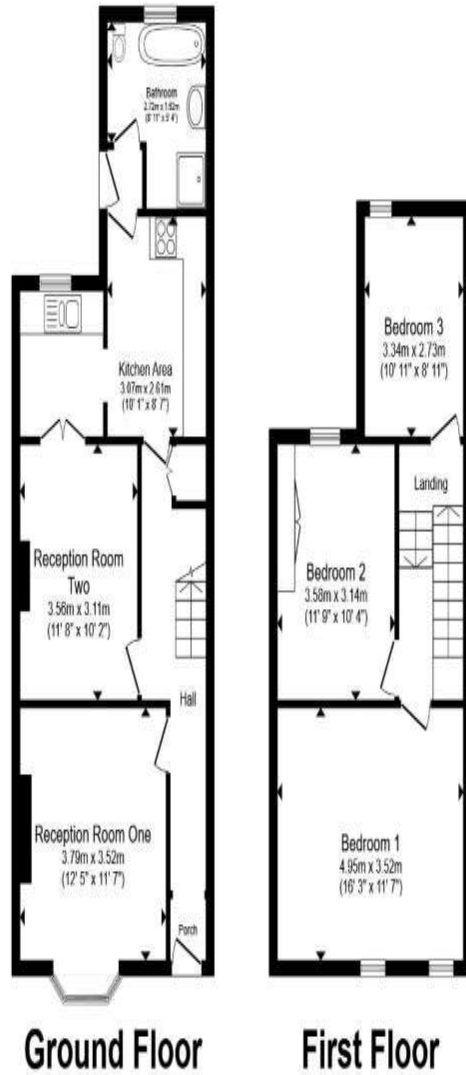
Mainly paved.

Rear Garden

Enclosed and tiered with steps from lower to upper, concrete flooring, outside tap and brick shed.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 99.9 m² (1,075 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
Carlisle Street,
Splott Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen Area
- Ground Floor Bathroom

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

£270,000



view this property online allenandharris.co.uk/Property/ROA115115



Property Ref:
ROA115115 - 0003

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.


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