



Eyre Street, £230,000

- No onward chain
- Three bedrooms
- Requires some renovation
- Great family home or investment opportunity
- Popular area
- EPC Rating: D



 3  1  2



About the property

Potential is all that is needed to be said about this bay fronted mid terrace property, Situated in the very popular area of Splott. This fantastically sized family property is waiting to be modernised and loved.

Entrance

Enter via UPVC door into porch with further door leading to hallway comprising of doors leading to lounge, diner, kitchen and stairs to first floor landing

Accommodation

Lounge

13' 10" x 11' (4.22m x 3.35m)

Located to the front aspect with UPVC double glazed bay fronted windows, wooden flooring, artex ceiling, radiator, plain walls and gas fireplace with feature surround.

Diner

11' 5" x 9' 5" (3.48m x 2.87m)

Located to the rear aspect of the property, this good size second reception room comprises of UPVC double glazed window to rear, radiator and carpeted flooring.

Kitchen

13' 4" x 9' 3" (4.06m x 2.82m)

Fitted with a range of matching wall and base units incorporating worktop space with sink unit and single drainer. Electric oven and hob, with space and plumbing for a washing machine and fridge/freezer, wall mounted boiler,



large UPVC double glazed window and door to rear garden. Tiled flooring and door leading to utility room.

Utility

9' 3" x 6' 2" (2.82m x 1.88m)

Tiled flooring and wooden panelled walls, UPVC double glazed door and window to rear aspect, this versatile storage room gives ample space for extra kitchen appliances.

First Floor Landing

With carpeted stairs and split level landing, loft hatch access, doors leading to all three bedrooms and family bathroom.

Bedroom One

15' 4" x 11' 6" (4.67m x 3.51m)

Located to the front aspect of the property, with plain walls and ceiling, radiator, fitted carpets and three large UPVC double glazed windows to front.

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

With fitted carpet radiator and UPVC double glazed window to rear garden.

Bedroom Three

9' 3" x 7' (2.82m x 2.13m)

Located to the rear aspect of the property, with radiator, fitted carpet and UPVC double glazed window.

Family Bathroom

With UPVC double glazed window to side aspect, partly painted and tiled walls, low level WC, wash hand basin and panelled bath

Rear Garden

This enclosed rear garden is plenty of space offering patio area and vegetable patches.

Floorplan



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