



**RAILWAY STREET
SPLOTT
CARDIFF CF24 2NB**

ASKING PRICE OF
£235,000



MID TERRACED HOUSE



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****PERFECT FOR FIRST TIME BUYERS, THREE BEDROOM, MID-TERRACED HOUSE* NO CHAIN**** MGY are delighted to bring to market this modern three bedroom, mid-terraced house situated on Railway Street, Splott. The spacious property is within walking distance to local shops and schools and provides easy access to the City Centre and the A48. The immaculately presented accommodation briefly comprises entrance hallway, lounge/diner, sitting room, kitchen and downstairs bathroom. To the first floor are three bedrooms.. The property further benefits from a good sized and low maintenance rear garden, gas central heating and double glazing throughout. *Viewing highly recommended*

ENTRANCE HALL

Entered via private courtyard. uPVC door with obscure glass panels leading to porch area. LVT flooring. Pendant light fitting. Under stair storage cupboard. Radiator. Doors leading to living area and kitchen. Coving. Stairs rising to first floor.

LOUNGE/SITTING ROOM

23' 4" x 12' 5" (7.12m x 3.80m)
Double glazed window to front aspect with additional window through to kitchen. Exposed floorboards. Pendant light fittings. Beautiful original features, including two feature fireplaces with tiled base. Power points. Radiators. Alcoves - with built in storage/shelving. Coving. TV and telephone points.

DINING ROOM

12' 1" x 8' 8" (3.69m x 2.65m)
LVT flooring. Radiator. Alcoves. Pendant light fitting. Coving. Leading to kitchen and door to bathroom.

KITCHEN

13' 11" x 6' 2" (4.26m x 1.90m)
A range of modern wall, base and drawer units with worktops over incorporating inset double stainless steel sink and drainer with mixer tap over. Ample storage. Tiled splashback. Pendant light fitting. Integrated oven with four ring gas hob and extractor hood over. Integrated dishwasher and fridge freezer. Space and plumbing for washing machine. Radiator. Two double glazed uPVC windows to front and rear aspect. Power points. Spotlights. Door leading to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,152 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

8' 8" x 6' 3" (2.66m x 1.93m)
Modern bathroom. Double glazed obscure uPVC windows to side and rear aspect. WC. Pedestal wash hand basin with mixer tap over. Bath with mains shower over and mixer tap. Tiled walls and LVT flooring. Wall mounted vanity unit. Extractor fan. Spotlights.

FIRST FLOOR

Split level landing with carpeted stairs. Pendant light fitting. Doors to all bedrooms. Loft hatch. Power points.

BEDROOM ONE

16' 1" x 10' 5" (4.92m x 3.18m)
Two double glazed sash windows to front aspect. Spacious master bedroom. Exposed floorboards. Coving. Pendant light fitting. Radiator. Alcoves. Power points.

BEDROOM TWO

10' 7" x 12' 5" (3.23m x 3.79m)
Double glazed uPVC window to rear aspect. A second double bedroom. Laminate flooring. Alcoves with fixed shelving. Radiator. Coving. Picture rail. Pendant light fitting. Power points.

BEDROOM THREE

12' 2" x 8' 11" (3.71m x 2.74m)
Double glazed uPVC window to rear aspect. A third double bedroom. Alcoves with fixed shelving. Radiator. Pendant light fitting. Power points.

OUTSIDE

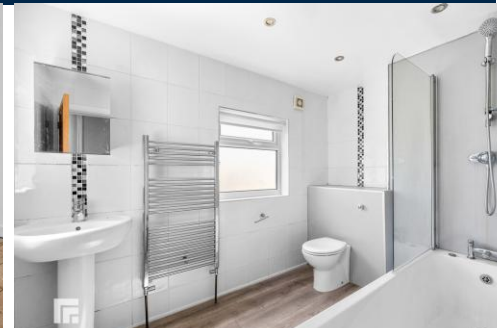
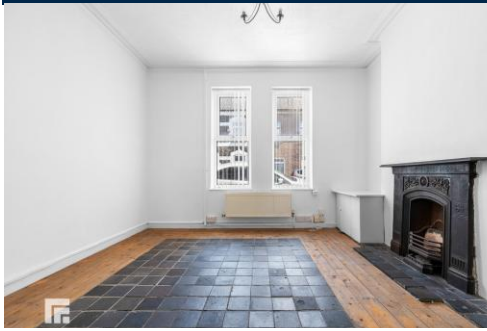
Private rear garden with laid to lawn and paved area. Fence and wall borders.

TENURE

MGY have been advised that the property is FREEHOLD.



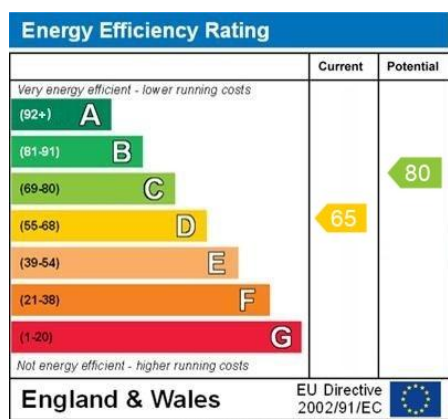
RAILWAY STREET, SPLOTT, CARDIFF CF24 2NB



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