

**Pearl Street, Splott Cardiff CF24 1HB**

**welcome to**

## **Pearl Street, Splott Cardiff**

No Chain is offered with this end-terraced home in popular Splott, close to local amenities and Cardiff City Centre.

Includes hall, lounge, dining room, kitchen, utility, three bedrooms, and bathroom, plus gas central heating and an enclosed rear garden. Viewing recommended.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hall**

Laminate flooring, radiator and access to:

#### **Lounge**

12' 8" Max x 10' 9" Max ( 3.86m Max x 3.28m Max )

Double glazed window to front aspect, radiator, laminate flooring and open fireplace.

#### **Dining Room**

11' 8" Max x 11' 2" Max ( 3.56m Max x 3.40m Max )

Double glazed window to rear aspect, radiator and floorboards.

#### **Kitchen**

12' 1" Max x 9' 2" Max ( 3.68m Max x 2.79m Max )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, radiator, vinyl flooring, spotlights, double glazed window to side aspect, double glazed door to side and access to:

#### **Utility Room**

12' x 4' 4" ( 3.66m x 1.32m )

Double glazed window to side aspect, radiator, tiled flooring, space for washing machine and sloped ceiling.

### **First Floor**

#### **Landing**

Loft hatch, wall mounted combi boiler and doors providing access to:

#### **Bedroom One**

11' 2" Max x 10' 6" Max ( 3.40m Max x 3.20m Max )

Double glazed window to front aspect and radiator.

#### **Bedroom Two**

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed window to rear aspect and radiator.

#### **Bedroom Three**

10' 1" Max x 5' 11" Max ( 3.07m Max x 1.80m Max )

Double glazed window to front aspect and radiator.

#### **Bathroom**

Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin, WC, heated towel rail, partially tiled walls, spotlights, tiled flooring and two double glazed windows to side aspect.

### **Outside**

#### **Rear Garden**

Enclosed, mainly paved and storage with built in socket.

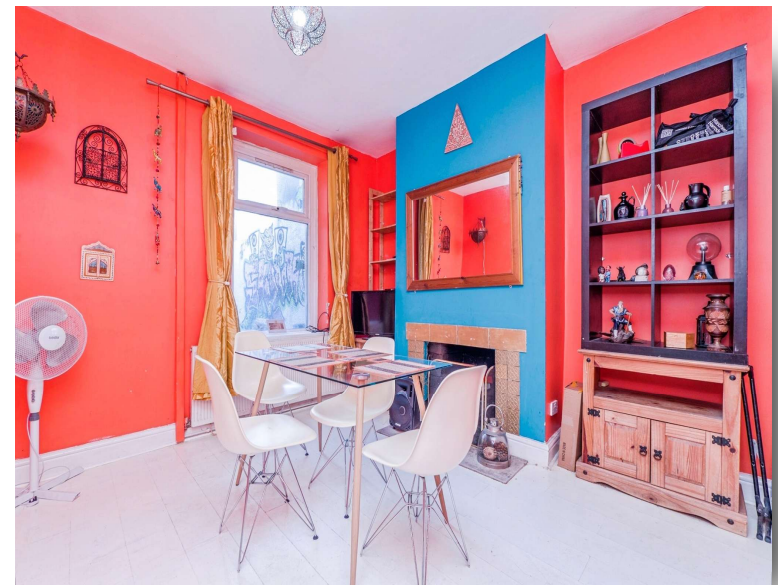


**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Pearl Street,**  
**Splott Cardiff**

- End Terraced Home
- Three Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- First Floor Bathroom

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

**£220,000**



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