



Lead Street, Adamsdown Cardiff CF24 0LJ

welcome to

Lead Street, Adamsdown Cardiff

NO CHAIN! A THREE BEDROOM MID TERRACED home, situated in this ideal location of ADAMSDOWN, close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. The property further benefits from gas central heating and enclosed rear garden.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Laminate flooring, radiator and access to:

Reception Room One

13' 1" x 11' 1" (3.99m x 3.38m)

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

Reception Room Two

11' 10" x 11' 1" (3.61m x 3.38m)

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

Kitchen/ Diner

14' 5" x 9' 4" (4.39m x 2.84m)

Fitted with a range of wall and base level units with complementary surfaces over, sink unit, spaces for gas cooker, washing machine and fridge/freezer, laminate flooring, wall mounted combi boiler, double glazed window to side aspect, double glazed door to side and door providing access to:

Bathroom

9' 9" x 6' 7" (2.97m x 2.01m)

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

16' 5" x 11' (5.00m x 3.35m)

Two double glazed windows to front aspect and radiator.

Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)

Double glazed window to rear aspect and radiator.

Bedroom Three

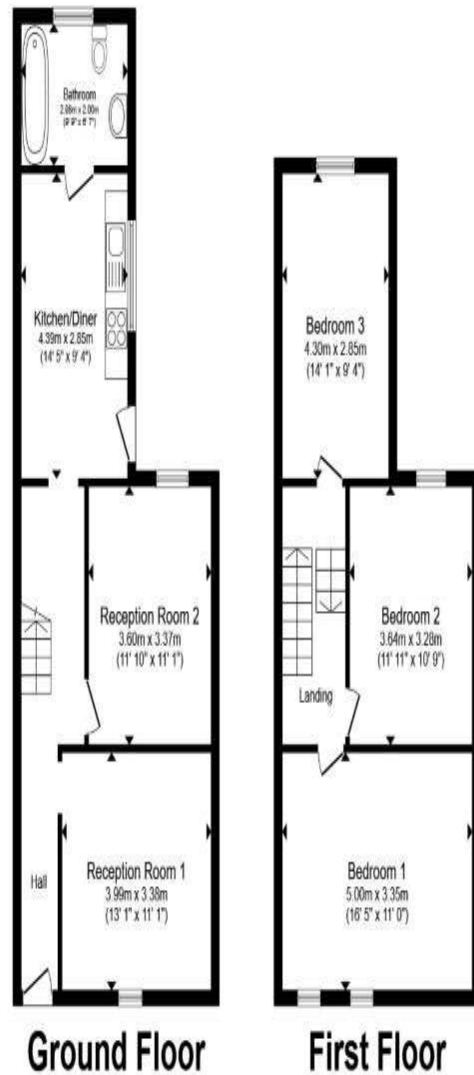
14' 1" x 9' 4" (4.29m x 2.84m)

Double glazed window to rear aspect and radiator.

Outside

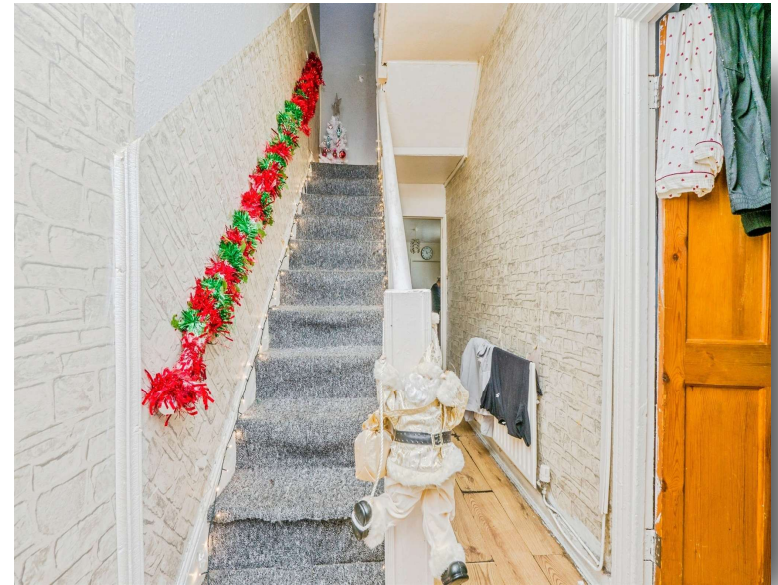
Rear Garden

Enclosed with artificial grass area, planted beds and concrete area to side.



Total floor area 103.1 m² (1,110 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
Lead Street,
Adamsdown Cardiff

- Mid Terraced Home
- Three Bedrooms
- Dining Room
- Lounge
- Fitted Kitchen

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

offers in excess of
£240,000



view this property online allenandharris.co.uk/Property/ROA114392



Property Ref:
ROA114392 - 0004

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.

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