



Florence Street, Splott Cardiff CF24 2PA

welcome to

Florence Street, Splott Cardiff

Charming bay-fronted mid-terrace home in a popular Splott location, offering a spacious living room, dining room, fitted kitchen, two good-sized bedrooms, and a private rear garden. Close to Cardiff City Centre, local amenities and transport links. Viewing Highly Recommended!

Ground Floor

Entrance

Via a composite front door with secondary original wooden single glazed door into:

Hallway

Stairs rising to first floor, laminate flooring, radiator and access to:

Living Room

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed bay window to front aspect, radiator, laminate flooring, original coving and picture rail, gas 'log burner' style fire with slate hearth and opens to:

Dining Room

11' 4" x 10' 11" (3.45m x 3.33m)

Original built in cupboard, understairs storage cupboard, radiator, laminate flooring, gas 'log burner' style fire with slate hearth and door providing access to:

Kitchen

14' x 7' 10" (4.27m x 2.39m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, integrated under counter fridge and freezer, space for washing machine, powerpoint, tiled flooring, double glazed window to side aspect and double glazed French doors providing access to rear garden.

First Floor

Landing

Doors providing access to:

Bedroom One

14' 1" x 10' (4.29m x 3.05m)

Two double glazed windows to front aspect and radiator.

Bedroom Two

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a four piece suite comprising bath, walk in shower, WC, wash hand basin, tiled flooring, partially tiled walls, heated towel rail, cupboard housing combi boiler and double glazed window to rear aspect.

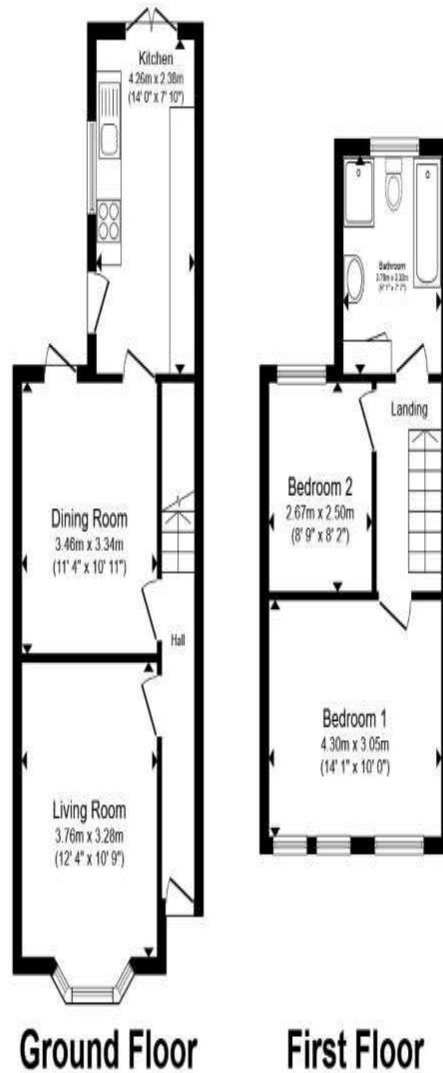
Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with patio area, area laid to lawn, planted border, outside tap and timber summer house to remain.



Total floor area 71.9 m² (774 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
Florence Street,
Splott Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Two Bedrooms
- Living Room and Dining Room
- Fitted Kitchen
- First Floor Bathroom

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

offers in excess of

£240,000



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Property Ref:
ROA114990 - 0004

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