



Coveny Street, Splott Cardiff CF24 2NP

welcome to

Coveny Street, Splott Cardiff

A charming traditional bay fronted mid terraced home, with original features, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre. The property further benefits from a front forecourt and enclosed rear garden.

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Tiled flooring and single glazed secondary wooden door into:

Hallway

Stairs rising to first floor, checkerboard original tiled flooring, radiator, original plaster coving and access to:

Reception Area One

14' 1" x 12' 9" (4.29m x 3.89m)

Double glazed bay window to front aspect, radiator, original coving, electric fireplace and opens to:

Reception Area Two

11' 8" x 10' 11" (3.56m x 3.33m)

Original coving, radiator and double glazed door providing access to rear.

Dining Area

16' 9" x 12' 8" (5.11m x 3.86m)

Double glazed bay window to side aspect, additional double glazed window to side aspect, original clay tiled flooring, radiator and access to:

Kitchen Area

8' 11" x 8' 11" (2.72m x 2.72m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, radiator, wall mounted combi boiler, two double glazed windows to side aspect and double glazed French doors providing access to rear.

First Floor

Landing

Original fitted linen cupboard and doors providing access to:

Bedroom One

19' 11" x 13' 11" (6.07m x 4.24m)

Double glazed bay window to front aspect, additional window to front aspect, radiator and original fireplace.

Bedroom Two

15' 10" x 9' 5" (4.83m x 2.87m)

Double glazed window to rear aspect and radiator.

Bedroom Three

11' 7" x 10' 11" (3.53m x 3.33m)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a four piece suite comprising separate bath, shower cubicle, WC, wash hand basin, vinyl flooring, radiator and double glazed window to side aspect.

Outside

Front Forecourt

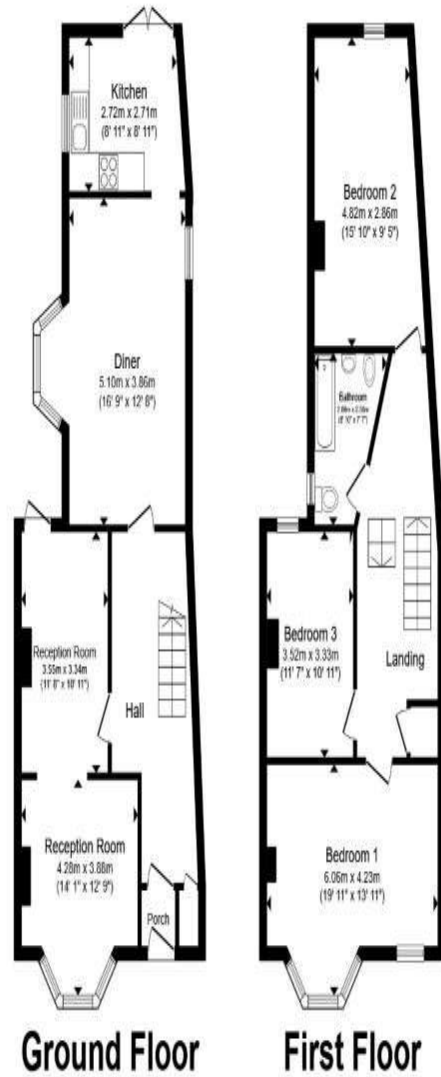
Mainly paved.

Rear Garden

Enclosed, astro turf area, paved area with raised stone chipping area.

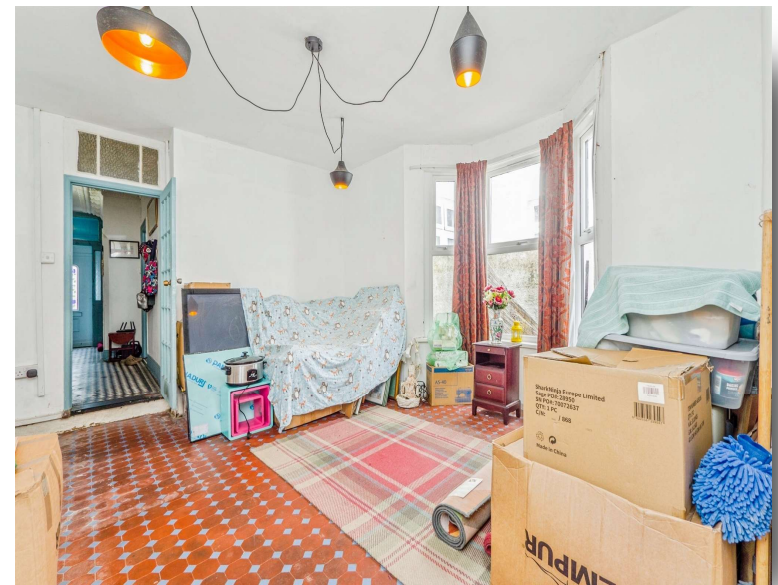
Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Total floor area 118.7 m² (1,278 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
Coveny Street,
Splott Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Four Piece Bathroom

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

£270,000



view this property online allenandharris.co.uk/Property/ROA114543



Property Ref:
ROA114543 - 0003

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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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk