



Seymour Street,
Splott, Cardiff,
CF24 2NR



Asking Price
£235,000

3 Bedrooms
House - Terraced

A traditional mid-terrace house situated within the heart of Splott, Cardiff. The property has maintained some delightful original features, such as internal doors and cast iron fireplace. Ideally located in close proximity to the city centre and within easy reach of many local amenities. The property comprises an entrance hall, sitting room, kitchen, downstairs bathroom, landing and three bedrooms. On road parking to the front of the house and enclosed rear garden. No onward chain.

PROPERTY DETAILS

A traditional mid-terrace house situated within the heart of Splott, Cardiff. The property has maintained some delightful original features, such as internal doors and cast iron fireplace. Ideally located in close proximity to the city centre and within easy reach of many local amenities. The property comprises an entrance hall, sitting room, kitchen, downstairs bathroom, landing and three bedrooms. On road parking to the front of the house and enclosed rear garden.

ENTRANCE HALL

Via double glazed uPVC front door. Papered walls, dado rail, coving, textured ceiling, laminate flooring. Single radiator panel with TRV. Stairs to first floor.

Features

- SPACIOUS THREE BEDROOM DWELLING
- MAINTAINED ORIGINAL FEATURES
- CLOSE PROXIMITY TO LOCAL AMENITIES
- CLOSE TO CITY CENTRE
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN

SITTING ROOM

22'4" x 11' (6.81m x 3.37m) max. Open plan room with painted walls, dado rail, coving, textured ceiling, laminate flooring. Two double glazed windows to front, single glazed window to rear. Two cast iron fireplaces. Fitted cupboard to alcoves. Single radiator and double radiator panels with TRVs. TV and phone points. Understairs cupboard.



KITCHEN

9'9" x 8'2" (2.99m x 2.50m) max. Beech effect units with marble effect work surface and tiled splashback. Single stainless steel sink and drainer with chrome mixer tap. Single glazed window to side, door to side. Four ring gas hob, extractor hood over and single electric oven. Space for fridge/freezer and washing machine. Single radiator panel with TRV.

BATHROOM

7'5" x 6'3" (2.26m x 1.92m) max. White suite comprising pedestal basin with chrome mixer tap, low level WC, Walk in Shower with chrome mixer tap/shower head. Double glazed uPVC window to rear. Tiled walls, textured ceiling, tiled floor. Potterton condensing combi boiler. Single radiator panel with TRV.

LANDING

Via enclosed staircase. Papered walls, dado rail, painted ceiling. Access to attic. Phone point.

BEDROOM 1

14' x 10' (4.28m x 3.05m) max. Papered walls, picture rail, painted ceiling. Two double glazed uPVC windows to front. Single radiator panel with TRV. TV point.

BEDROOM 2

11'11" x 8'4" (3.65m x 2.54m) max. Papered walls, painted ceiling. Single glazed window to rear. Single radiator panel with TRV. Shelving to alcove.

BEDROOM 3

9'11" x 8'2" (3.03m x 2.51m) max. Papered walls, painted ceiling. Single radiator panel with TRV. Double glazed uPVC window to rear.

OUTSIDE

On road parking

REAR

Small patio area. Lawn. Stone walls to perimeter.

TENURE

Understood to be freehold – the tenure should be verified by the purchaser's solicitor

COUNCIL TAX

Band D



3 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 840.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B



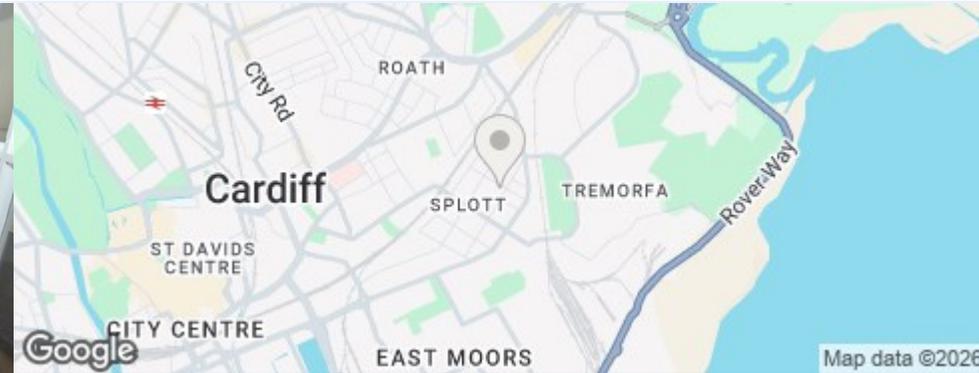


TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CONTACT

sales@thomashwood.com
 02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
 Whitchurch
 CF14 7BQ

RADYR BRANCH

5 Station Road,
 Radyr, Cardiff
 CF15 8AA