

FOR SALE

Guide Price: £240,000 to £250,000 Freehold



mr
homes

Adeline Street, Splott, Cardiff . CF24 2BL

- ***** NO CHAIN *****
- 3-BED FAMILY HOME
- 2x RECEPTION ROOMS
- BRAND NEW FITTED KITCHEN by HOWDENS
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD

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PROPERTY DESCRIPTION

*** NO CHAIN *** Guide Price: £240,000 to £250,000 *** 3-BED TERRACED FAMILY HOME - CLOSE TO CARDIFF CITY CENTRE - 2x RECEPTION ROOMS - BRAND NEW FITTED KITCHEN by HOWDENS - GROUND FLOOR SHOWER ROOM - FIRST FLOOR BATHROOM - LARGE & ENCLOSED REAR GARDEN - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER - TENURE: FREEHOLD.

360 VR Tour Link > <https://tour.giraffe360.com/adelinestreet65ap>

EPC Rating = C.

Council Tax Band = D.

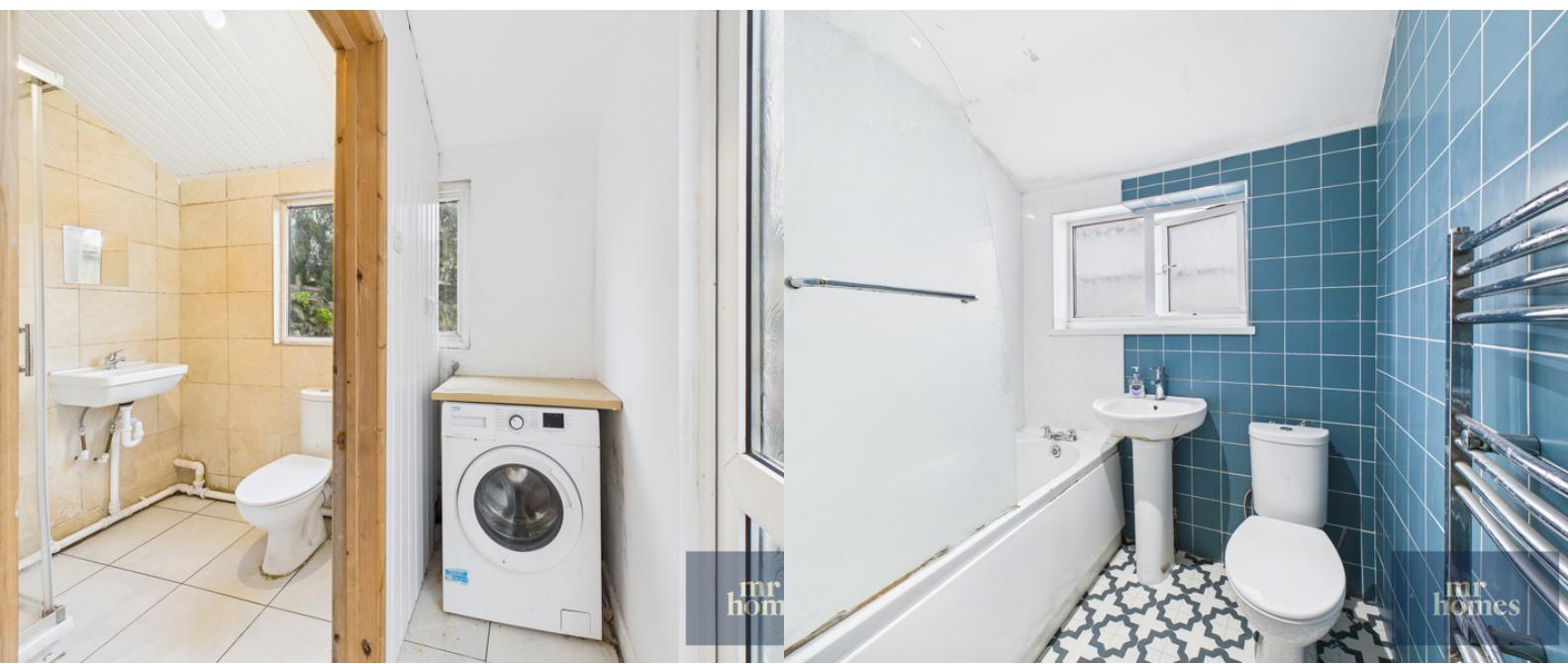
Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links

Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4

WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Summary

MR HOMES Offer FOR SALE this 3-Bedroom Terraced Property briefly comprising; Entrance Hallway, Living Room, Dining Room, Brand New Fitted Kitchen by HOWDENS, Downstairs Shower Room, Staircase to the 1st Floor Split-Level Landing, Hatch to the Insulated Loft, Bedroom 1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. The Enclosed & Low-Maintenance Rear Garden is Large in Size. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Classic 30kW Combi-Boiler.

Entrance Hallway

5' 2" x 24' 3" (1.57m x 7.39m)
Entered Via uPVC Door,
Vinyl Flooring,
Single Panel Radiator,
Dado Rail,
Plastered Walls And Plastered Ceiling With Original Dado Rail, Picture Rail And Coving To Ceiling,
Wall Mounted Electric RCD Consumer Unit (Fitted 6/10/2022),
Wall Mounted Bosch Thermostat,
Understair Storage Cupboard,
Oak Doors To Living Room/Reception Room 1, Sitting Room/Reception Room 2 And Kitchen.

Living Room/Reception Room 1

11' 1" x 12' 2" (3.38m x 3.71m)
Fitted Carpet,
uPVC D/g Window To Front,
Double Panel Radiator,
Plastered Walls And Plastered Ceiling With Original Coving To Ceiling,
Base Cupboard Housing Gas Meter.

Sitting Room/Reception Room 2

9' 6" x 11' 6" (2.90m x 3.51m)
Fitted Carpet,
uPVC D/g Door To Rear Garden,
Single Panel Radiator,
Plastered Walls And Plastered Ceiling.

Brand New Fitted Kitchen by HOWDENS

8' 7" x 12' 2" (2.62m x 3.71m)
Tiled Floor,
Matching Wall And Base Units,
Work Surfaces Over,
Tiled Splashbacks,
4 Ring Lamona Electric Hob With Extractor Hood Over,
Lamona Electric Oven,
Black Sink And Drainer With Mixer Tap Over,
Space For Tall Fridge/Freezer,
Cupboard Housing Worcester Greenstar 24i Junior Combi Mk V Combi Boiler,
Single Panel Radiator,
uPVC D/g Window To Side,
Plastered Walls And Plastered Ceiling,
Inset Spotlights To Ceiling,
Opens To Utility Room.

Utility Room

2' 7" x 5' 10" (0.79m x 1.78m)
Houses Washing Machine,
uPVC Obscure D/g Door To Rear Garden,
Door To Downstairs Shower Room.

Downstairs Shower Room

5' 7" x 5' 9" (1.70m x 1.75m)
Tiled Floor,
Shower Cubicle With Mixer Shower And Dual Rainfall And Handheld Shower Heads,
Wall Mounted Wash Hand Basin With Chrome Mixer Tap,
Close Coupled W.C.,
uPVC D/g Window To Rear,
Fully Tiled Walls.

Staircase/First Floor Split-Level Landing

5' 1" x 9' 1" (1.55m x 2.77m)
Fitted Carpet To Staircase And Split-Level Landing,
Oak Doors To Bedroom 1, Bedroom 2, Bedroom 3 And Family Bathroom,
Hatch To Loft.

Bedroom 1

11' 2" x 15' 10" (3.40m x 4.83m)
Fitted Carpet,
2 x uPVC D/g Windows To Front,
Double Panel Radiator,
Plastered Walls And Plastered Ceiling.

Bedroom 2

10' 7" x 11' 10" (3.23m x 3.61m)
Fitted Carpet,
uPVC D/g Window To Rear,
Double Panel Radiator,
Plastered Walls And Plastered Ceiling.

Bedroom 3

5' 7" x 8' 9" (1.70m x 2.67m)
Fitted Carpet,
uPVC D/g Window To Rear,
Double Panel Radiator,
Plastered Walls And Plastered Ceiling.

Family Bathroom

5' 4" x 6' 4" (1.63m x 1.93m)
Vinyl Floor,
Panel Bath With Chrome Mixer Tap And Electric Shower Over,
Glass Shower Screen,
Pedestal Wash Hand Basin With Chrome Mixer Tap,
Close Coupled W.C.,
Chrome Ladder/Towel Radiator,
Tiled Walls And Panelled Walls Around The Shower,
uPVC Obscure D/g Window To Side,
Ceiling Mounted Electric Extractor Fan,
Inset Spotlights To Ceiling.

Rear Garden

Large Rear Garden,
North East Facing,
Enclosed By Stone Walls,
Decking To Laid Stone Chippings.

Parking

Free On Street Parking.



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access. Level access shower.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



