FOR SALE

Offers Over £210,000 Freehold



Seymour Street, Splott, Cardiff. CF24 2NR

- *** NO CHAIN ***
- PUT YOUR OWN STAMP ON THIS PROPERTY
- LARGE 3-BED END-OF-TERRACE PROPERTY
- SIDE ENCLOSURE with VEHICLE ACCESS/OFF-ROAD PARKING POTENTIAL
- 2x LARGE RECEPTION ROOMS (PREVIOUSLY OPEN-PLAN)
- 3x DOUBLE BEDROOMS with the MAIN BEDROOM DIVIDED BY A STUD PARTITION WALL
- SOUTH-WEST FACING REAR GARDEN - ENCLOSED
- LARGE OUTBUILDING/WORKSHOP
- uPVC D/G WINDOWS & GAS C/H (Powered by an Ideal Logic Combi-Boiler)
- TENURE: FREEHOLD.
- CLOSE TO SHOOLS, PARKS, SHOPS & LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

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PROPERTY DESCRIPTION

* NO CHAIN * OFFERS OVER £210,000 – This Spacious 3-Bedroom, 2-Reception Room End-Of-Terrace House in Splott Offers Fantastic Potential for you to Put Your Own Stamp on it. Featuring 3 Generous Double Bedrooms, with the Main Bedroom Cleverly Divided by a Stud Partition Wall, and Two Large Reception Rooms that were previously Open-Plan, this Home is can be Perfect for Modern Family Living or Entertaining. Benefit from uPVC double-glazed windows, efficient gas central heating powered by an Ideal Logic combi-boiler, and a SOUTH-WEST Facing Enclosed Rear Garden Ideal for Afternoon Sunshine. A Standout Feature is the Side Enclosure Providing Vehicle Access and Off-Road Parking Potential – a Rare Find in this Area. Additional highlights include a large outbuilding/workshop, freehold tenure, and excellent proximity to schools, parks, shops, and local amenities, all complemented by superb transport links. Offered with no chain, this sizable 3-bedroom property is a fantastic opportunity to create your dream home in a vibrant and convenient location. EARLY VIEWING IS HIGHLY RECOMMENDED - FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK




Side Enclosure with Vehicle Access
12' 8" x 7' 4" (3.86m x 2.24m)
Enter via Door, with further Door accessing the Rear Garden.
NB: Potential to Open Up to Allow Vehicle Access / Off-Road Parking.

Porch Entrance
3' 2" x 2' 11" (0.97m x 0.89m)

Hallway
10' 9" x 3' 2" (3.28m x 0.97m)

Living Room
10' 6" x 9' 2" (3.20m x 2.79m)

Dining Room
11' 1" x 10' 9" (3.38m x 3.28m)

Understair Cupboard
5' 8" x 2' 2" (1.73m x 0.66m)

Kitchen
10' 3" x 8' 3" (3.12m x 2.51m)

Family Bathroom
8' 1" x 6' 9" (2.46m x 2.06m)

First Floor Split-Level Landing
7' 4" x 5' 1" (2.24m x 1.55m)
Hatch to Loft

Bedroom 1
14' 1" x 10' 11" (4.29m x 3.33m)
(Currently Divided by a Stud Partition Wall)

Bedroom 2
10' 8" x 8' 6" (3.25m x 2.59m)

Bedroom 3
10' 4" x 8' 3" (3.15m x 2.51m)
Houses the Ideal LOGIC Combi-Boiler.

Rear Garden - Good Size & Enclosed

Outbuilding 2
4' 11" x 4' 2" (1.50m x 1.27m)

Workshop / Outbuilding
16' 4" x 5' 11" (4.98m x 1.80m)





MATERIAL INFORMATION

Council Tax: Band D
Council Tax: Rate £2,013.00
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Has the property been flooded in last 5 years? No
Flooding Sources: None.
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

Mobile Signal
Conservation Area: No

Flood Risk: River : Very low - Seas : Very low

Mobile coverage: EE - Vodafone - Three - O2

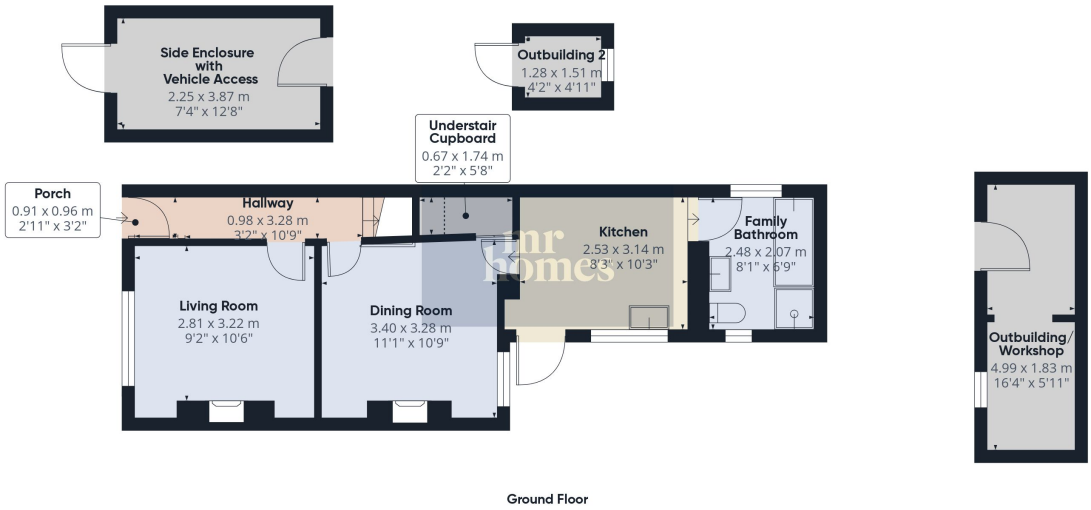
Broadband: Basic 5 Mbps - Superfast 80 Mbps - Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT - Sky - Virgin

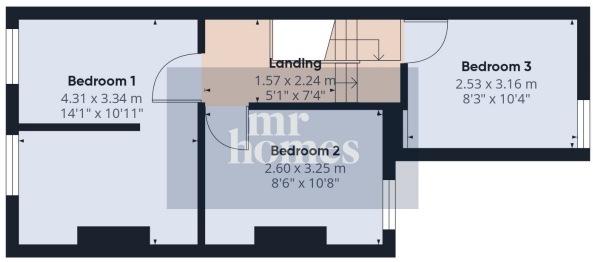




FLOORPLAN



Ground Floor



First Floor

Approximate total area(1)

93.3 m²

1005 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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