

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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HABERSHON STREET

SPLOTT



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SPLOTT, CF24 2LA - £280,000

*** Offers Over £280,000 *** This immaculate four bedroom, period terraced family home is new to the market. The property comprises of entrance hall, lounge, dining / sitting room, kitchen / Breakfast room / including integrated appliances, W.C and utility room to the ground floor and to the first floor there are four bedrooms and a family bathroom. Outside there is a well maintained rear garden and storage cupboard.

Situated within close proximity to local shops and parks as well as Cardiff City Centre.

See below JR VR Tour

https://youriguide.com/145_habershon_st_adamsdown_crf_gb

 4 bedroom(s)  1 bathroom(s)  1275.00 sq ft

ENTRANCE HALL

LOUNGE

3.71m x 4.34m (12'2 x 14'3)

DINNING ROOM

3.12m x 3.58m (10'3 x 11'9)

KITCHEN / BREAKFAST ROOM

3.00m x 4.80m (9'10 x 15'9)

UTILITY ROOM

3.02m x 1.93m (9'11 x 6'4)

GROUND FLOOR W.C

LANDING

BEDROOM ONE

4.85m x 3.71m (15'11 x 12'2)

BEDROOM TWO

3.18m x 3.58m (10'5 x 11'9)

BEDROOM THREE

2.11m x 2.87m (6'11 x 9'5)

BEDROOM FOUR

2.97m x 2.26m (9'9 x 7'5)

BATHROOM

2.08m x 1.93m (6'10 x 6'4)

GARDEN

TENURE


Freehold - This is to be confirmed with your legal representative

COUNCIL TAX BAND

Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Habershon St, Adamsdown, CRF

Main Building: Total Interior Area 1275.67 sq ft



Ground Floor



1st Floor

0 5 10 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.