

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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SALOP STREET



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, CF64 1HF - £315,000

Offered for sale with no on-going chain and an early completion.
Traditional Victorian end of terrace situated upon this popular road just off the town center. Found in good order and benefitting from an enclosed south facing private rear garden.
Catchment for the popular Albert Road Primary & Stanwell Secondary Schools.
Briefly comprising an entrance porch, hall, lounge, large living room plus a modern extensively fitted kitchen - built in oven, hob & hood. To the first floor there are 3 bedrooms plus a large bathroom/wc - modern white suite.
Complimented with upvc double glazing and gas central heating.
Viewing highly recommended.

 3 bedroom(s)

 1 bathroom(s)

 968.00 sq ft

PORCH
Enter via newly painted panel front door.

ENTRANCE HALL
Access into the lounge and direct access into the living room.

LOUNGE
3.76m max x 3.05m (12'4" max x 10')
Window to front, TV point,

LIVING ROOM
4.95m max x 3.43m (16'3" max x 11'3")
Spacious window to rear, stairs rise to the first floor landing, TV point.s
main living room,

KITCHEN
3.58m x 2.59m (11'9" x 8'6")
Refitted with an extensive range of modern wall and base units with round edge laminate worktop with an inset stainless steel sink & drainer with mixer tap and bevel tiled splash backs, built in oven, 4 ring gas hob & cooker hood, space for fridge/freezer plus plumbing for an automatic washing machine, window to side and door leading into the garden.

FIRST FLOOR LANDING
Access to all rooms plus access to the loft.

BEDROOM 1
3.56m x 3.20m max (11'8" x 10'6" max)
Double bedroom, window to rear, cupboard housing the gas combination boiler.

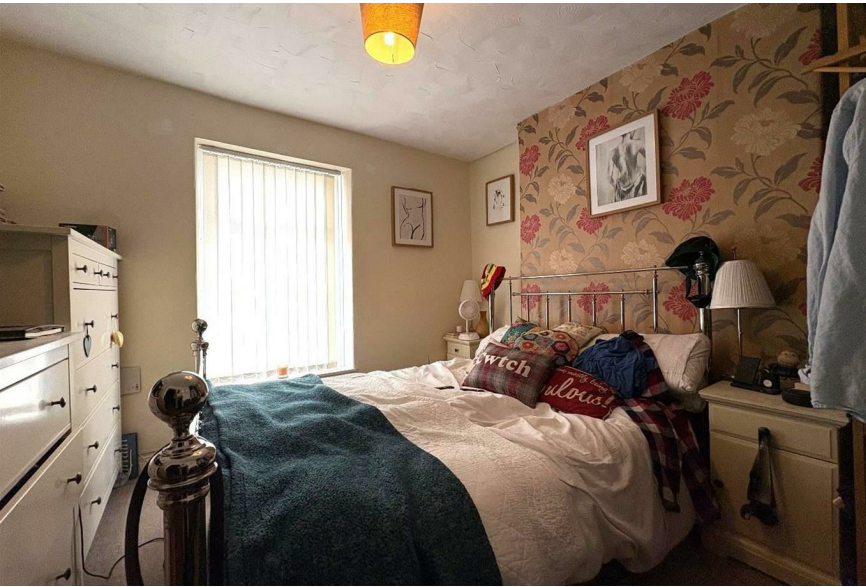
BEDROOM 2
3.23m max x 3.18m (10'7" max x 10'5")
Double bedroom, window to front.

BEDROOM 3
3.15m max x 1.65m (10'4" max x 5'5")
Single bedroom, window to front.

BATHROOM
3.58m x 2.67m (11'9" x 8'9")
Large room with a white suite comprising a panel bath with shower attachment and glass screen, pedestal wash hand basin and close coupled wc, window to side, laminate flooring.

GARDEN
Small enclosed L shaped courtyard garden - South facing, boundary wall with shrub border to the far side.

INFORMATION
We believe the property is Freehold.
Council Banding - Band D £2,124.01 (2025-2026)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

