



Kilcattan Street

| | Cardiff | CF24 2AN

KILCATTAN STREET

Guide Price £165,000



A chain-free house conveniently situated for Cardiff City Centre. This mid-terrace house is a great opportunity to secure a free-hold first property or would make an ideal invest purchase. Two first bedrooms, ground floor open plan living/ dining room, ground floor shower room and kitchen that opens to a small outside area.

Entrance

Entered via pvc door to front into small porch with window over.

Lounge/Diner

19'5" max x 13'6" max

Double glazed window to the front. Storage cupboards. Stairs to the first floor. Radiator. Door to kitchen.

Kitchen

11' x 6'1"

Wall and base units. Space for appliances. Stainless steel sink. Integrated oven and hob. Radiator. Tiled floor. Double glazed door to the courtyard. Double glazed window to the rear. Door to lobby.

Lobby area

Tiled flooring. Door to the downstairs shower room.

Shower Room

7' x 5'4"

Double glazed window to

the rear. Shower plumbed, w/c and wash hand basin. Tiled walls. Vinyl flooring. Radiator.

FIRST FLOOR

Stairs rise up from the living room.

Bedroom One

12'4" x 9'11"

Double glazed window to the front. Built-in wardrobe. Radiators.

Bedroom Two

9'9" max x 9'3" max

Double glazed window to the rear. Radiator. Built-in storage cupboard. Airing Cupboard housing Worcester boiler. Loft access hatch.

OUTSIDE

Courtyard

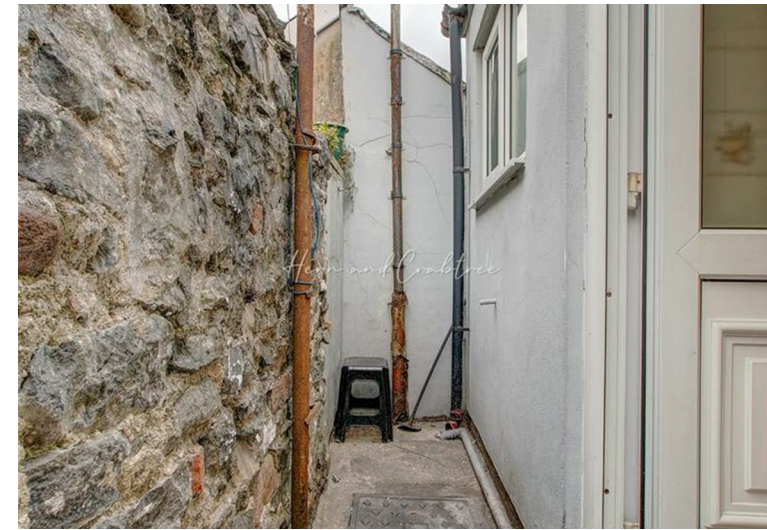
2'4" x 13'7"

Rear courtyard.

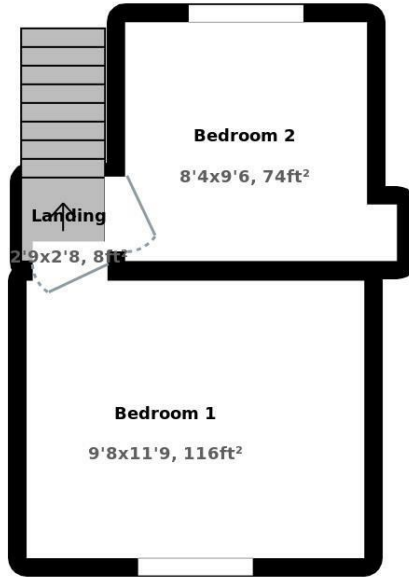
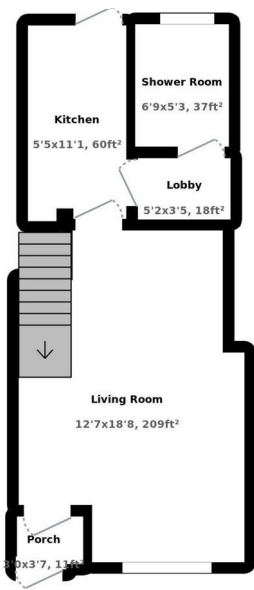
Additional Information

We have been advised by the vendor that the property is Freehold, but we have not seen any legal documents to verify.

Council tax Band



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.