Singleton Road

SPLOTT, CF24 2ES

GUIDE PRICE £280,000

Hern & Crabtree

Singleton Road

A handsome three bedroom home with two reception rooms and a mature rear garden.

Original parquet flooring runs through much of the ground floor, linking a pair of reception rooms that remain rich in period detail. High ceilings, coving and picture rails speak to the building's heritage, while the generous proportions create a strong sense of space throughout. The front reception room is centred around the bay window, while the second opens directly onto the garden.

To the rear, the house broadens into a kitchen and dining room. Timber worktops, extensive cabinetry and a simple palette of materials create a practical and attractive working space, while a rooflight and large glazed doors bring daylight deep into the plan and establish a direct relationship with the garden beyond.

The first floor provides three bedrooms, a family bathroom and separate WC. The principal bedroom stretches across the front of the house and enjoys the proportions typical of homes from this period.

Outside, the rear garden is a particularly attractive feature. Mature planting, established borders and a central lawn combine to create a space that feels settled and private, with paved seating areas positioned to enjoy the surroundings throughout the year.

Singleton Road occupies a convenient position within Splott, a neighbourhood increasingly appreciated for its strong sense of community and proximity to the city centre. Local shops, cafés and everyday amenities are close at hand, while Newport Road provides excellent transport links across Cardiff and beyond.

Approx 1172.00 sq ft

Council Tax Band: C

Front
Front forecourt garden. Low rise brick wall with wrought iron railings and gate. Storm porch.

Entrance Hall
Enter via a double glazed uPVC door to the front elevation with stained glass and window over. Stairs rising to the first floor. Understairs storage cupboard. Wooden herringbone parquet flooring. Radiator.

Living Room
Double glazed bay window to the front elevation. Coved ceiling. Picture rail. Ceiling rose. Inset within chimney breast with tiled hearth. Wooden herringbone parquet flooring. Radiator.

Sitting room
Double glazed French doors to the rear elevation with window over. Coved ceiling. Picture rail. Ceiling rose. Inset within chimney breast with tiled hearth. Wooden herringbone parquet flooring. Radiator. Fitted storage cupboard.

Kitchen
Open plan kitchen/dining room. Double glazed windows to the side elevation. Base units with wooden worktops over. One bowl ceramic sink and drainer with mixer tap. Integrated four ring induction hob with tiled splashback and fitted extractor fan over. Integrated oven. Integrated dishwasher. Plumbing for washing machine. Space for fridge freezer. Breakfast bar with space for seating. Extractor fan. Wooden herringbone parquet flooring.

Dining Room
Open plan kitchen/dining room. Double glazed sliding doors to the rear elevation. Double glazed skylight window. Tiled flooring. Vertical radiator.

Landing
Stairs rising up to the first floor. Wooden handrail. Wooden bannister. Stripped wooden flooring. Rear loft access hatch. Fitted storage cupboard with concealed gas combination boiler.

Bedroom One
Two double glazed windows to the front elevation. Coved ceiling. Picture rail. Fitted wardrobe. Stripped wooden flooring. Radiator.

Bedroom Two
Double glazed window to the rear elevation. Picture rail. Stripped wooden flooring. Radiator.

Bedroom Three
Double glazed window to the rear elevation. Stripped wooden flooring. Radiator.

Bathroom
Double glazed obscure window to the side elevation. Wash hand basin. Bath with mixer tap and electric shower over. Tiled walls. Vinyl flooring. Radiator. Extractor fan.

W/C
Double glazed obscure window to the side elevation. W/C and wash hand basin. Vinyl flooring.

Garden
Enclosed rear garden. Grass lawn. Flower borders. Paved seating area to the rear. Outside light. Outside power point. Side return.

Additional Information
Freehold. Council Tax Band C (Cardiff). EPC rating C.

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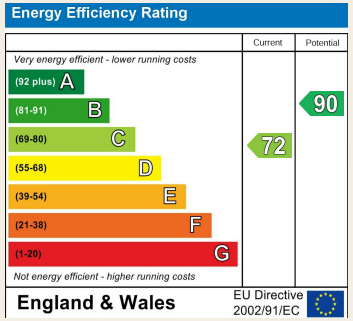

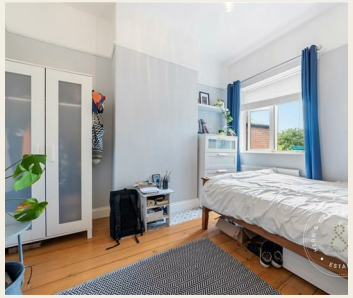

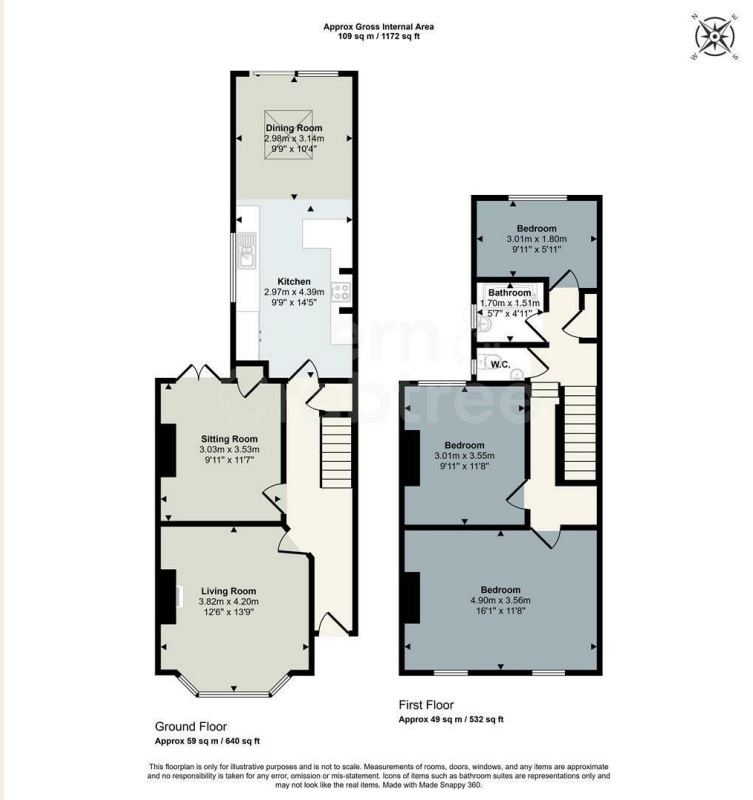

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