



11 Cumnock Place, Cardiff, CF24 2AG

Offers In Excess Of £170,000



11 Cumnock Place, Cardiff, CF24 2AG

Offers In Excess Of £170,000



Description

Introducing a beautifully refurbished end terraced house on Cumnock Place, Splott, Cardiff. This property boasts two generously sized double bedrooms and has been meticulously redecorated from top to bottom, ensuring a fresh and modern feel throughout.

As you step inside from the entrance hall, you're greeted by a spacious open-plan living area, bathed in natural light, making it the perfect space for both relaxation and entertainment. The brand-new kitchen stands as a testament to modern design, equipped with a new oven, hob, sink, and extractor fan. Paired with a contemporary bathroom featuring an all-new white suite and an electric shower, this home truly offers the best in modern living.

Safety and comfort have been paramount in the refurbishment. The property is fitted with child locks on upstairs windows, ensuring peace of mind for families. All new electrics have been installed, complete with smoke and heat alarms, and the property comes with an electrical safety certificate. Additionally, a new gas safety certificate will be provided, ensuring the utmost security for potential homeowners.

Upstairs, the two double bedrooms provide ample space, ensuring comfort and a personal touch for its residents. New flooring has been laid throughout the house, adding to its fresh and updated appeal. The property also benefits from a small, low-maintenance yard, ideal for those seeking a bit of outdoor space without the upkeep.

One of the standout features of this property is its availability with no onward chain, making the buying process smoother and faster for those eager to settle in their new home.

Located in the sought-after area of Splott, this property is not only a stone's throw away from Cardiff City Centre and Bay but also benefits from the local amenities and transport links. Whether you're a first-time buyer, looking for an investment, or simply wanting to enjoy the vibrant life Cardiff has to offer, this house on Cumnock Place is not to be missed.

Entrance Hall

Enter via white UPVC door, carpeted flooring, smooth walls, smooth ceiling, doors leading to the open plan living room and family bathroom.

Open Plan Living Room

12'2" x 21'3" max (3.72m x 6.49m max)

Enter via white wooden door, carpeted flooring, smooth walls, smooth ceiling with recess spotlights, two wall mounted radiator, cupboards housing gas & electric meters, stairs leading to first floor, open access to kitchen, white UPVC double glazed window to front aspect.

Kitchen

8'0" x 8'0" max (2.44m x 2.46m max)

Access from open plan living room, the newly fitted kitchen comprises of a range of base and eye level units with complimentary roll edge worktops, stainless steel sink with draining board and mixer tap, built in electric oven and ceramic hob with overhead extractor unit, space and plumbing for washing machine and upright fridge/freezer, tile effect cushion flooring, smooth walls with tiled splash backs, smooth ceiling with recess spotlights, wall mounted radiator, white UPVC double glazed window to rear aspect and white UPVC double glazed door with obscure glass panel insert leading to the rear yard.

Family Bathroom

4'3" x 7'5" max (1.32m x 2.28m max)

Enter via white wooden bi-folding door, the newly fitted bathroom comprises a white three piece suite consisting of low level water closet, panelled bath with wall mounted electric shower over and wall mounted wash hand basin, wood laminate flooring, smooth walls with tiled splashbacks and panelling, smooth ceiling with recess spotlights, wall mounted brushed chrome towel rail radiator, white UPVC double glazed obscure window to rear aspect.

First Floor Landing

Access via carpeted stairs, smooth walls, smooth ceiling with recess spotlights and loft hatch for access, doors allow access to both double bedrooms.

Bedroom One

9'8" x 10'10" max (2.96m x 3.32m max)

Enter via white wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, white UPVC double glazed window to front aspect.

Bedroom Two

10'7" x 11'3" max (3.23m x 3.43m max)

Enter via white wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted radiator, cupboard housing combi-boiler, dual aspect white UPVC double glazed windows to rear and side aspect.

Rear Yard

Small concrete area, fully enclosed with brick built boundaries, access to street via wooden gate.

Tenure

We have been advised by the Vendor that the property is FREEHOLD and is being sold with NO CHAIN.

Council Tax

Band C.

Please Note

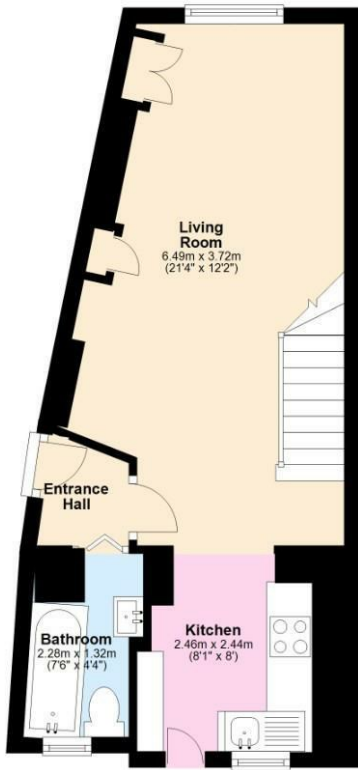
The Vendor of this property is linked to staff at Harry Harper Sales & Lettings.





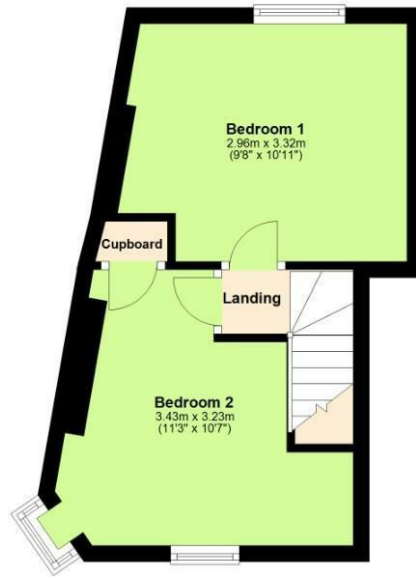
First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



First Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 53.4 sq. metres (574.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mistake. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their functionality or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
 87	 57
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
 A	 G
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.