



KEY

EXECUTIVE

SALES

Spring Gardens Terrace, Cardiff, CF24 1QX

£210,000

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Area

Nestled on the eastern fringes of Cardiff, Splott exudes a vibrant and diverse urban charm, making it a unique and appealing locale. This community-centric neighbourhood boasts a blend of historic character and modern conveniences, creating a dynamic atmosphere for residents and visitors alike.

Local Amenities:

Splott benefits from proximity to Albany Road and Newport Road, providing easy access to a variety of shops, eateries, and essential services. Residents enjoy the convenience of local markets, supermarkets, and a range of recreational facilities, fostering a sense of community vibrancy.

Transportation:

Well-connected, Splott offers excellent transportation links, ensuring swift access to Cardiff city center and beyond. With bus routes, cycle paths, and major road networks nearby, commuting is both efficient and convenient.

Green Spaces:

The neighborhood boasts pockets of greenery, offering residents tranquil retreats within the urban landscape. Parks and open spaces provide opportunities for outdoor activities, creating a harmonious balance between city living and natural surroundings.

Community Spirit:

Splott thrives on its strong community spirit, with local events, gatherings, and initiatives fostering a sense of belonging. Residents often engage in community projects, contributing to the neighborhood's friendly and welcoming atmosphere.

Diverse Housing:

The housing landscape in Splott is diverse, featuring a mix of traditional and modern properties. From charming terraces to contemporary developments, there's a range of housing options catering to different preferences and lifestyles.

Cultural Offerings:

The neighbourhood embraces its cultural diversity, with local events, festivals, and art initiatives adding vibrancy to the community. Residents have access to a variety of cultural experiences, reflecting the dynamic and inclusive nature of Splott.

In summary, Splott presents a dynamic blend of urban living and community charm. With its convenient location, diverse housing options, and strong sense of community, it stands out as a welcoming and lively neighbourhood within the heart of Cardiff.

Additional Information

Freehold
EPC - D
Council Tax Band - D

- End Of Terrace
- Large Wrap Around Plot
- Off Street Parking To The Side
- Two Double Bedrooms
- Freehold
- 765 sq ft (taken from epc)



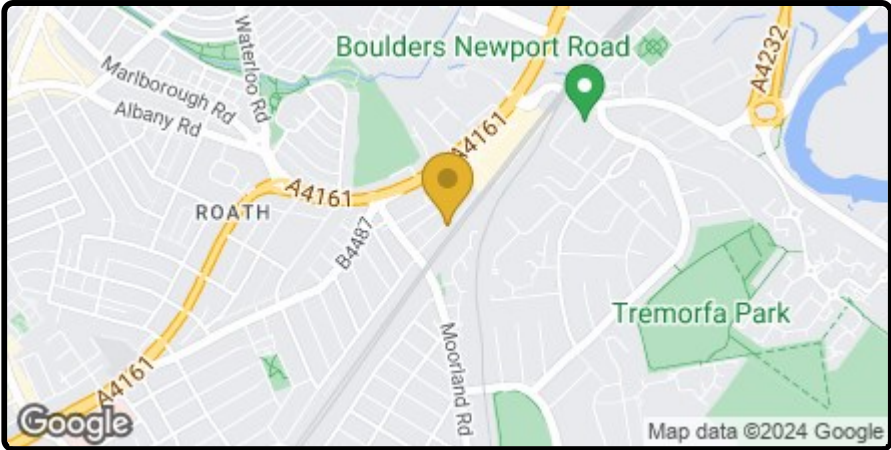
Welcoming and conveniently situated on the fringe of Splott, this end-of-terrace residence offers an excellent location close to Albany Road, Newport Road, and various amenities, making it an ideal choice for a first home.

Upon entering through the wood-panelled front door, you'll find a welcoming hallway leading to the open-plan living and dining area. The front-facing living room features a central heating radiator, and a well-lit double glazed window, seamlessly transitioning into the spacious dining room. Complete with a staircase leading to the first floor, a central heating radiator, and another double glazed window, this open-plan layout enhances the sense of space and versatility. The generously sized kitchen, bathed in natural light, offers a range of fitted units and ample space for culinary endeavors.

Moving to the first floor, two generously proportioned double bedrooms await. The master bedroom, spanning the entire width of the house, boasts two double glazed windows and a central heating radiator, providing a bright and comfortable retreat. The second bedroom overlooks the peaceful rear garden.

Noteworthy features include a conveniently located first-floor bathroom and the distinction of being an end-of-terrace property with a corner plot. This unique positioning allows for a dedicated driveway to the side of the property, enhancing accessibility and providing added convenience. The garden is a standout feature, larger than typical, as it wraps around the side of the property, offering additional outdoor space for relaxation and potential landscaping opportunities.

While the property is in need of some updating, it presents an excellent opportunity for those looking to put their own stamp on a home. With a perfect blend of practicality, potential, and an open-plan living and dining area, this residence stands out as an excellent choice for those seeking a well-located property with room for improvement.

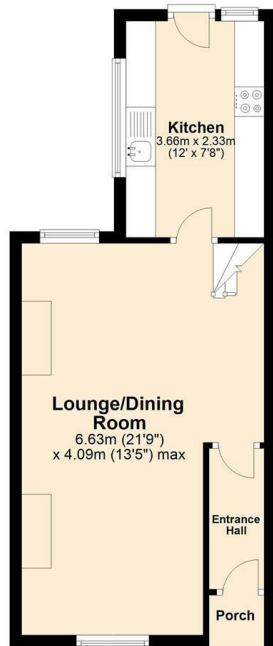


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Ground Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

Key Executive Sales

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