



10 Littleton Street
Cardiff, CF11 6JN

WATTS & MORGAN 150 YEARS

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£215,000 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to market this well presented, traditional mid-terraced two double bedroom property situated in the heart of Cardiff. Situated on a quiet no-through road. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, open plan living/dining room, kitchen. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property enjoys a low maintenance landscaped rear garden. Being sold with no onward chain. EPC Rating: 'D'.

Directions

- Cardiff City Centre 1.6 miles
 - M4 (J32) 4.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered from a wooden door into a welcoming hallway benefiting from oak flooring, a carpeted staircase leading to the first-floor landing and an understairs recessed storage cupboard.

The open plan, spacious living/dining room enjoys continuation of solid oak flooring, a central feature fireplace and uPVC double glazed windows to the front and rear elevations. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include a 4-ring gas hob and a 'Lamona' oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a partially tiled splashback, a central ceiling light point, tiled flooring, a uPVC double glazed window to the side elevation and an obscured uPVC double glazed door providing access to the rear garden.

FIRST FLOOR

The first floor landing enjoys carpeted flooring and a loft hatch provides access into the loft space.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring and two uPVC double glazed windows to the front elevation.

Bedroom two is another spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising: a corner shower cubicle with a rainfall shower over, a panelled bath, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from laminate wood effect flooring, a wall mounted 'Ideal' combi boiler, partially tiled splashback, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.

GARDENS AND GROUNDS

10 Littleton Street enjoys a low maintenance, landscaped rear garden which is predominantly paved providing ample space for outdoor entertaining and dining and enjoys a variety of mature shrubs and borders. The garden also benefits from a wooden garden shed.

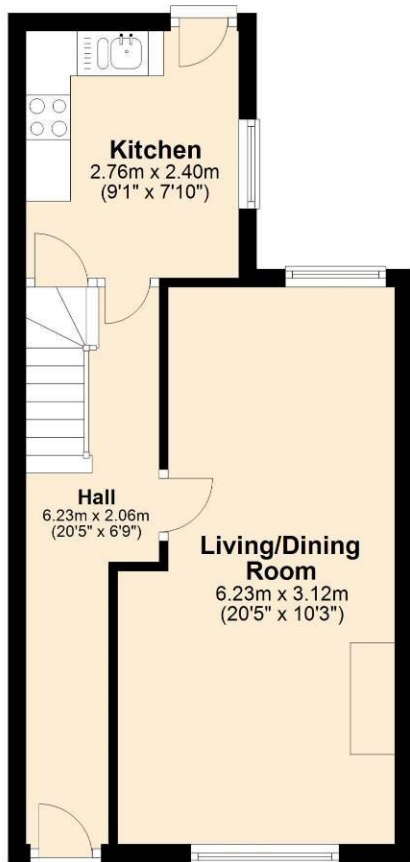
SERVICES AND TENURE

All mains services connected. Freehold.



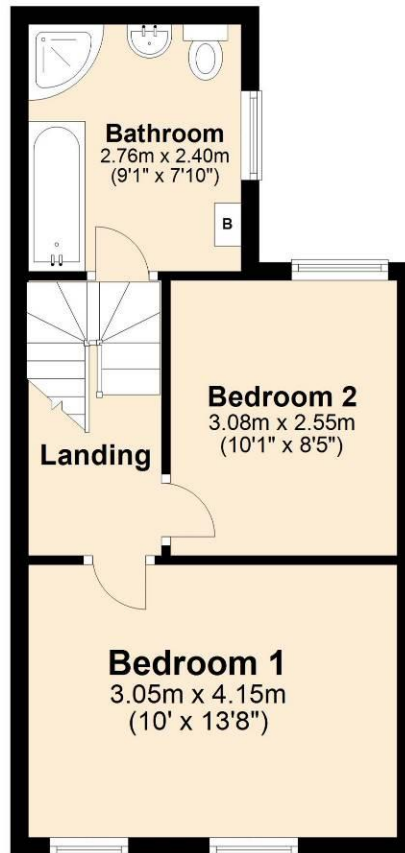
Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



First Floor

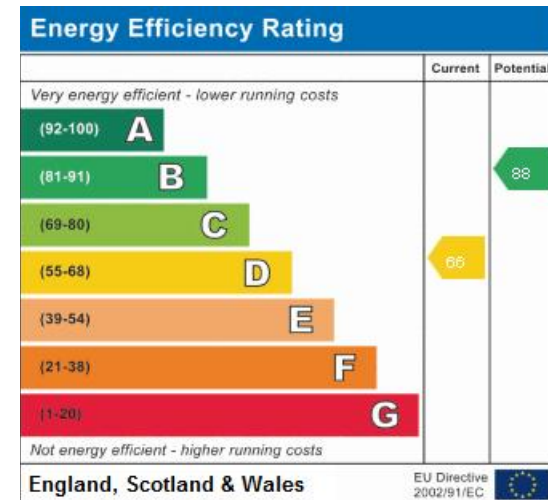
Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 65.5 sq. metres (704.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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