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## TO LET

# Railway Street, Cardiff, CF24 2NE

Available NOW | Ideal First Home | Kitchen Diner with Fitted Kitchen | Fitted Family Bathroom  
2 Double Bedrooms | Large Lounge/Diner | Ideal First Home | Prime Central Location | Close to Local Amenities | Recently redecorated and new carpets | Professional Property | Viewing Highly Recommended



Unfurnished, FOR RENT £1200 pcm

# Railway Street, Cardiff, CF24 2NE



This **recently refurbished** property located in a **prime location**, close enough to walk into the Cardiff city centre is waiting for a professional couple to make it their home!

This two bedroom mid terraced house is located in the heart of Splott. The property has been modernised to a very high standard and comprises lounge diner, modern kitchen with space for a breakfast table to the ground floor, while upstairs are two double bedrooms and family bathroom. Externally there is a small courtyard garden to the rear and on street parking to the front. This property is in excellent condition throughout having recently been redecorated and re-carpeted. viewing is highly recommended. Available IMMEDIATELY, Unfurnished.

The property provides a spacious and light lounge with an opening to a fitted kitchen and with space for all your appliances. White bathroom suite with corner bath and electric shower over, two double bedrooms, gas heating with combination boiler, double glazing with on street parking.

The property would be an ideal home for a professional couple.

Located close to the City Centre, the property also benefits from local shops and amenities near-by, together with excellent transport links. This is an excellent opportunity to rent a refurbished home within easy reach of Cardiff. An internal inspection is highly recommended.

Externally there is a good size courtyard garden to the rear with paved patio. This property is in excellent condition throughout and viewing is highly recommended.

## **A MUST SEE PROPERTY!!!!**

### **The Accommodation comprises**

#### **Entrance - 2'7" x 12'5" (0.8m x 3.79m)**

Via Upvc front door, painted walls, with textured ceiling with original mosaic tiled flooring, radiator and hooks for your coats.

#### **Living Room - 10'9" x 10'11" (3.28m x 3.33m)**

Entered via two wooden doors from the hallway, the living room is laid with wood flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed bay window overlooking the front. The living room opens through into the dining area and Kitchen with space from a breakfast table. This is an ideal space for the new contract holders to relax and enjoy quality time together.

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## **Dining area - 10'9" x 11'6" (3.28m x 3.50m)**

A relatively spacious area, with ample space for a dining room table and storage. There are openings to kitchen and living room, a double glazed window overlooking the rear courtyard garden. The ideal spot for the more formal dining occasions.

## **Kitchen. 7'5" x 8'9" & 7'5" x 8'6" (2.27m x 2.68m & 2.27m x 2.60m)**

Painted walls, plastered ceiling, tiled flooring. Double glazed uPVC windows to side and patio doors to rear courtyard garden. Freshly decorated painted walls with cream wall and base kitchen units with complementary work surface over and tiled splash back. Sink and drainer with mixer tap. Four ring electric hob, new single electric oven, space for a fridge/freezer and a washing machine and a breakfast table to enjoy your casual meals together.

## **From the hall stairs rise to the first floor where you will find....**

### **Family Bathroom. 8'5" x 7'10" (2.57m x 2.40m)**

A modern White suite comprising a vanity cupboard with pedestal wash hand basin and mixer tap over. Corner bath with electric shower over. Low level WC. Part Tiled walls. Single towel radiator. Central light with vinyl flooring. Cupboard housing combination boiler.

### **Bedroom 1. 14'2" x 9'2" (4.32m x 2.79m) [max]**

Painted walls, coving, plastered ceiling. Double glazed uPVC window to front. Single radiator panel with Radiator. With newly fitted carpet, and space for two in wardrobes to alcoves, if so wished.

### **Bedroom 2. 14'2" x 9'2" (4.32m x 2.79m) [max]**

Painted walls, coving, plastered ceiling. Double glazed uPVC window to rear. Single radiator panel With laminate flooring, space for all your storage needs.

Energy Performance Certificate.	D
Council Tax Band	D
Rent Smart Wales property Licence Registration	RN-26024-98301
Rent Smart Wales Agent number	#A2-000-01474
Rent Smart Wales Licence Number	#LR-75016-17052
Client Money Protection Membership Number	CMP008972
Property Ombudsman Membership Number	T02263

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## Externally

A good sized enclosed courtyard garden for a two bedroom property. With a concrete patio area directly outside the rear patio doors from the breakfast area, provides the perfect spot for some Al fresco dining, with brick walled boundary fences and space for storage.

The front of the property is set back from the road with a small courtyard and wrought iron fence and gate.

## Floorplan



## Room Dimensions

### Entrance

2'7" x 12'5" (0.8m x 3.79m)

### Living Room

10'9" x 10'11" (3.28m x 3.33m)

### Dining Area

10'9" x 11'6" (3.28m x 3.50m)

### Kitchen/Breakfast Area

7'5" x 8'9" & 7'5" x 8'6"  
(2.27m x 2.68m & 2.27m x 2.60m)

### Bedroom 1.

14'2" x 9'2" (4.32m x 2.79m) [max]

### Bedroom 2.

8'11" x 11'2" (2.73m x 3.38m) [max]

### Bathroom.

8'5" x 7'10" (2.57m x 2.40m)

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