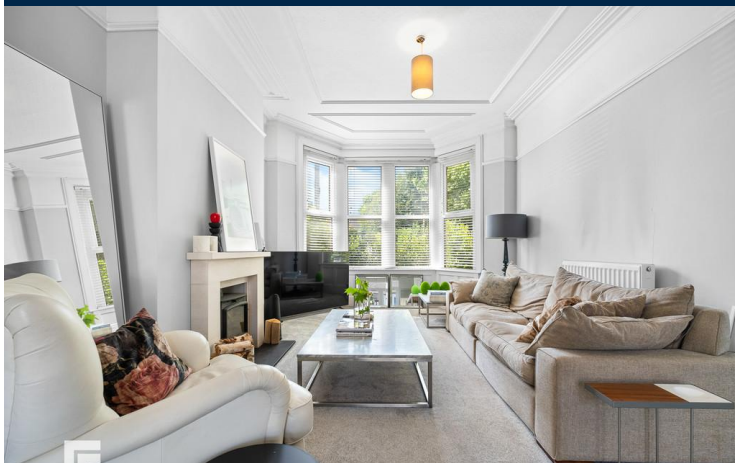




273 ALBANY ROAD
ROATH
CARDIFF CF24 3NX

ASKING PRICE OF
£625,000



MID TERRACED HOUSE



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2

A very well presented and spacious double bay fronted four bedroom family home with many original features situated in a very convenient location close to shops, schools and public transport links to the City Centre. The property comprises entrance hall, large lounge/ sitting room, further reception room, dining area opening to kitchen/ breakfast room, utility/ store room and wet room to the ground floor. The first floor has four double bedrooms and bathroom. Enclosed rear garden with lane access. Double glazed and gas central heating. Viewing highly recommended.

DESCRIPTION

A very well presented and spacious double bay fronted four bedroom family home with many original features situated in a very convenient location close to shops, schools and public transport links to the City Centre. The property comprises entrance hall, large lounge/ sitting room, further reception room, dining area opening to kitchen/ breakfast room, utility/ store room and wet room to the ground floor. The first floor has four double bedrooms and bathroom. Enclosed rear garden with lane access. Double glazed and gas central heating. Viewing highly recommended.

LOCATION

Situated in the Roath area of Cardiff with Albany Road offering a range of shops, bars, restaurants, cafes and much more. The ever popular Roath Park is a short walk away. Schools of all levels are nearby. Great transport links to the City Centre and A48/M4 motorway.

ENTRANCE HALL

Entered via wooden door with inset glazed panels and further glazed panels above. Electric meter cupboard. Original tiled floor. Radiator. Decorative coving. Stairs to first floor. Door to:-

RECEPTION ROOM

13' 10" x 12' 4" into alcove (4.24m x 3.78m)
Large double glazed window to front. Picture rail. Deep coved ceiling.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,532 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE/SITTING ROOM

27' 9" x 12' 4" maximum into alcove (8.47m x 3.78m)
Double glazed bay window to front, wood panelling into bay. Double glazed French doors to rear garden. Deep coved ceiling and picture rail. Feature stone fireplace with wood burning stove. 2 radiators.

WET ROOM

6' 0" x 6' 3" (1.85m x 1.91m)
Obscured double glazed window to rear. Mains shower, w.c, wash hand basin with mixer tap. Chrome heated towel rail. Tiled floor and walls. Spotlights.

DINING AREA

10' 3" x 12' 4" (3.13m x 3.77m)
Grey laminate flooring. Radiator. Opening to :-

KITCHEN/BREAKFAST ROOM

16' 11" x 10' 1" (5.16m x 3.09m)
Double glazed window to side. Double glazed door to side leading to rear garden. 2 skylights. Grey laminate flooring. Radiator. Cupboard housing "Baxi" combi boiler. Modern fitted kitchen with work surfaces incorporating composite sink unit with mixer tap. Built in oven, 5 ring gas hob and extractor over. Central island with space for stools, work surface and cupboard / drawers below. Door to:-

UTILITY/STORE ROOM

15' 3" x 9' 6" (4.66m x 2.92m)
Double glazed window to side. Grey laminate flooring. Radiator. Base unit with work surface incorporating composite sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer.

FIRST FLOOR

Stairs and Landing
Double glazed window to front. Coved ceiling. Picture rails.

BEDROOM ONE

15' 10" into bay x 12' 5" into alcove (4.85m x 3.81m)
Double glazed bay window to front. Wood panelling into bay. Deep coved ceiling. Radiator.



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BEDROOM TWO

13' 10" x 12' 4" (4.24m x 3.77m)

Double glazed window to front. Radiator. Deep coved ceiling.

BEDROOM THREE

11' 1" x 12' 5" into alcove (3.38m x 3.81m)

Double glazed window to rear. Radiator.

BEDROOM FOUR

10' 2" x 9' 6" into alcove (3.10m x 2.92m)

Double glazed window to rear. Radiator.

BATHROOM

9' 2" x 6' 9" (2.81m x 2.07m)

Obscured double glazed window to rear. P shaped bath with mixer tap and mounted shower attachment over, pedestal wash hand basin with mixer tap, w.c. Vinyl flooring. Chrome heated towel rail. Access to loft space.

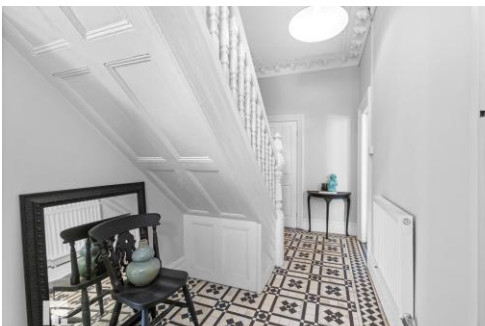
OUTSIDE

Forecourt front

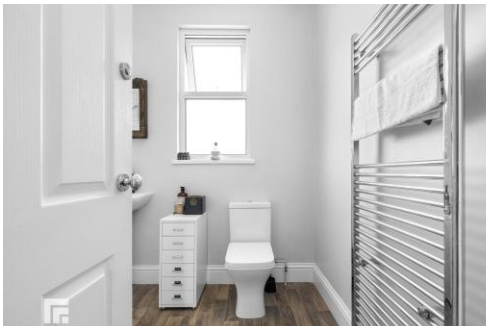
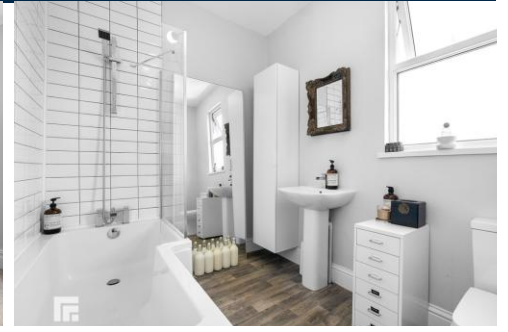
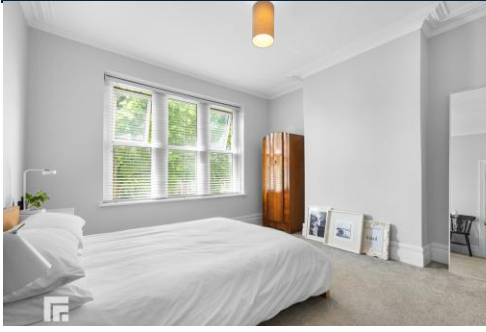
Rear- Gate to rear lane. Laid with stone chippings.



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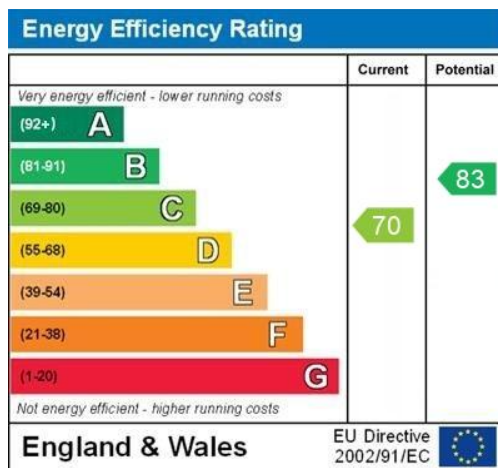
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GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.

1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1845 sq.ft. (171.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 operability or efficiency can be given.
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Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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