



**Arabella Street, Roath Cardiff CF24 4TA**

**welcome to**

## **Arabella Street, Roath Cardiff**

NO ONWARD CHAIN! A traditional TWO BEDROOM mid terraced home, set in this sought after location of ROATH, within walking distance of local amenities and close to the City Centre with easy access to the A48/M4 access corridor. Internal Viewing Recommended!

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Lounge Area**

10' 10" Max x 10' 8" Max ( 3.30m Max x 3.25m Max )

Double glazed window to front aspect, radiator, gas fire and opens to:

#### **Dining Area**

14' 1" Max x 11' 11" Max ( 4.29m Max x 3.63m Max )

Stairs rising to first floor and opens to:

#### **Kitchen Area**

13' 7" x 9' 6" ( 4.14m x 2.90m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric hob and oven, space for washing machine, tiled flooring and double doors providing access to rear.

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, tiled flooring and double glazed window to side aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

14' 1" Max x 10' 11" Max ( 4.29m Max x 3.33m Max )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

11' 3" Max x 11' Max ( 3.43m Max x 3.35m Max )

Double glazed window to rear aspect, radiator, loft hatch, fitted cupboards in alcoves and wall mounted combi boiler housed in alcove cupboard.

### **Outside**

#### **Front Forecourt**

Path leading to front entrance.

#### **Rear Garden**

Enclosed, mainly laid to lawn.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**  
**Arabella Street,**  
**Roath Cardiff**

- Mid Terraced Home
- Two Bedrooms
- Lounge/Dining Area
- Kitchen Area
- Ground Floor Shower Room
- Front Forecourt
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of  
**£200,000**



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Property Ref:  
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