



Edmonds Court Daviot Street, Roath Cardiff CF24 4SR

welcome to

Edmonds Court Daviot Street, Roath Cardiff

NO ONWARD CHAIN! A 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 Highly Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Porch

Double glazed window to front aspect, tiled flooring and access to:

Hall

Stairs rising to first floor and access to:

Downstairs Wc

Fitted with a two piece suite comprising low level WC and wash hand basin.

Lounge/ Dining Area

22' 8" x 10' 7" (6.91m x 3.23m)

Double glazed window to front aspect, gas fire and double glazed French doors providing access to rear garden.

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and under counter fridge, wall mounted hot water boiler, vinyl flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch, built in storage cupboard and doors providing access to:

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)

Double glazed window to front aspect, electric storage heater, fitted wardrobes and built in storage cupboard.

Bedroom Two

12' x 8' 8" (3.66m x 2.64m)

Double glazed window to rear aspect and electric storage heater.

Shower Room

Fitted with a three piece suite comprising walk in shower, low level WC, wash hand basin, extractor fan, vinyl flooring, tiled walls and double glazed obscure window to rear aspect.

Outside

Front

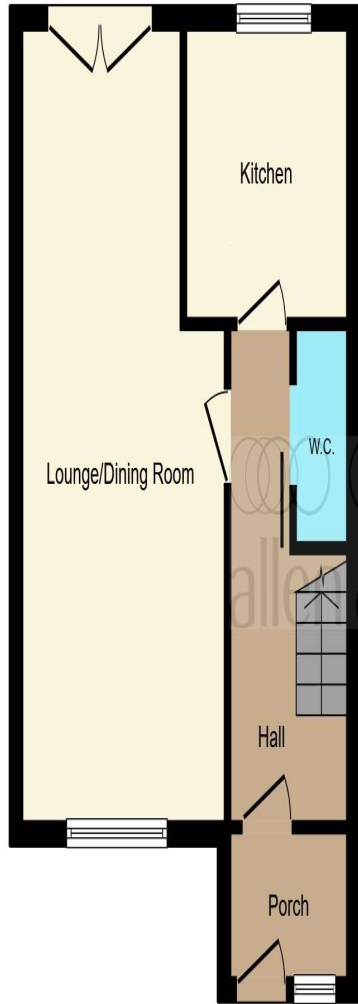
Laid to lawn with sloped/ramped footpath leading to porch.

Rear Garden

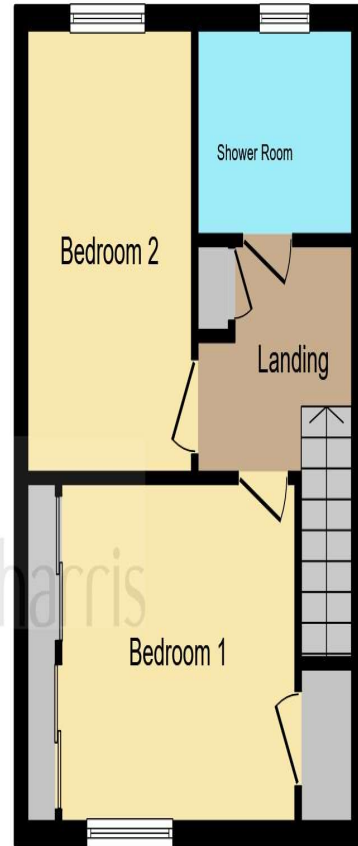
Enclosed with patio area and area laid to lawn, wooden shed to remain and gated rear lane access.

Shared Ownership Information

Please note that the current vendor owns 25% of the property.

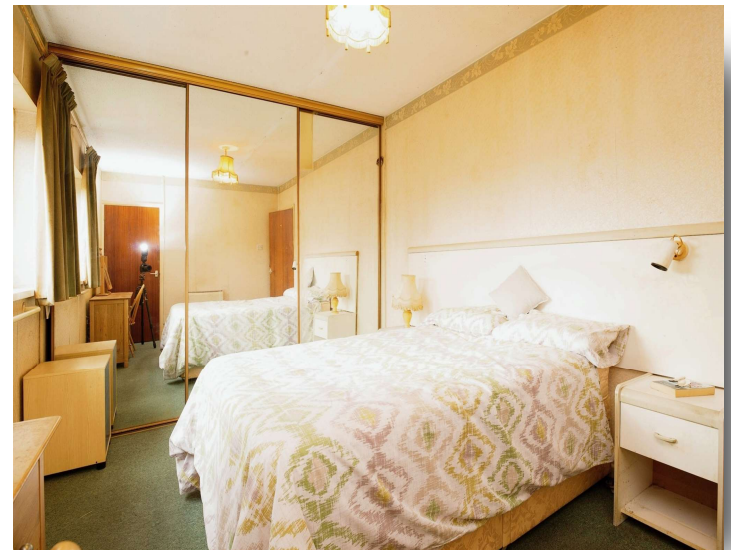


Ground Floor



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
Edmonds Court Daviot Street,
Roath Cardiff

- Mid Terraced Home
- Two Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- Downstairs WC
- First Floor Shower Room
- Enclosed Rear Garden

Tenure: Leasehold EPC Rating: Awaited

£220,000



view this property online allenandharris.co.uk/Property/ROA112756

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ROA112756 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk