



Arthur Street, Roath Cardiff CF24 1QR

welcome to

Arthur Street, Roath Cardiff

A THREE BEDROOM traditional mid terrace home situated in the ideal location of ROATH within walking distance of local amenities and close to the City Centre with easy access to the A48/M4 access corridor. The property further benefits from gas central heating and enclosed rear garden.

Ground Floor

Entrance

Via a wooden front door into:

Hallway

Stairs rising to first floor, radiator, laminate flooring and access to:

Lounge/ Dining Area

22' 3" Max x 12' 2" Max (6.78m Max x 3.71m Max)

Single glazed wooden sash window to front aspect, two radiators, open fireplace, laminate flooring, single glazed wooden frame into lean to.

Lean To

Single glazed wooden door providing access to rear garden, vinyl flooring and spaces for fridge/freezer and two freezers.

Kitchen

14' 8" Max x 10' Max (4.47m Max x 3.05m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood over, spaces for washing machine and fridge/freezer, vinyl flooring and single glazed wooden French doors providing access to lean to.

Bathroom

Fitted with a three piece suite comprising bath, low level WC, wash hand basin, wood clad ceiling, tiled walls, radiator, vinyl flooring and single glazed wooden window to rear aspect.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

16' x 10' 7" (4.88m x 3.23m)

Two double glazed windows to front aspect and radiator.

Bedroom Two

11' 4" Max x 10' 6" Max (3.45m Max x 3.20m Max)

Double glazed window to rear aspect and radiator.

Bedroom Three

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed window to rear aspect and radiator.

Outside

Rear Garden

Enclosed with lawned area, planted beds, two covered patio areas and shed to remain.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Arthur Street,
Roath Cardiff

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge/Dining Area
- Fitted Kitchen and Lean To
- Ground Floor Bathroom
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: Awaited
offers in excess of

£240,000



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Property Ref:
ROA112947 - 0003

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