



Tyler Street, Roath Cardiff CF24 1QP

welcome to

Tyler Street, Roath Cardiff

An END TERRACED 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 comprises hall, lounge, reception room two, fitted kitchen, ground floor shower room and two bedrooms.

Ground Floor

Entrance

Via a double glazed front door into:

Hall

Doors providing access to:

Lounge

10' 9" Max x 10' 2" Max (3.28m Max x 3.10m Max)
Double glazed window to front aspect, laminate flooring and radiator.

Reception Room Two

14' 1" x 10' 8" (4.29m x 3.25m)
Double glazed window to rear aspect, radiator, stairs rising to first floor, understairs storage and access to:

Kitchen

12' 3" x 6' 6" (3.73m x 1.98m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washer/dryer and fridge/freezer, wall mounted combi boiler, laminate flooring, double glazed window to side aspect, double glazed door providing access to rear garden and access to:

Shower Room

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

First Floor

Landing

Loft hatch with pull down ladder and doors providing access to:

Bedroom One

14' 2" Max x 10' 5" Max (4.32m Max x 3.17m Max)
Two double glazed windows to front aspect, laminate flooring and radiator.

Bedroom Two

11' 2" Max x 10' 5" Max (3.40m Max x 3.17m Max)
Double glazed window to rear aspect, laminate flooring, radiator and built in storage cupboard over the stairs.

Outside

Front Forecourt

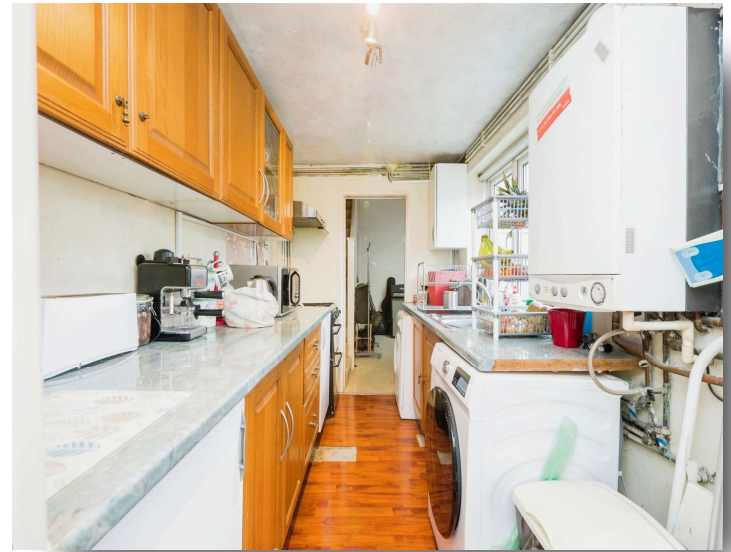
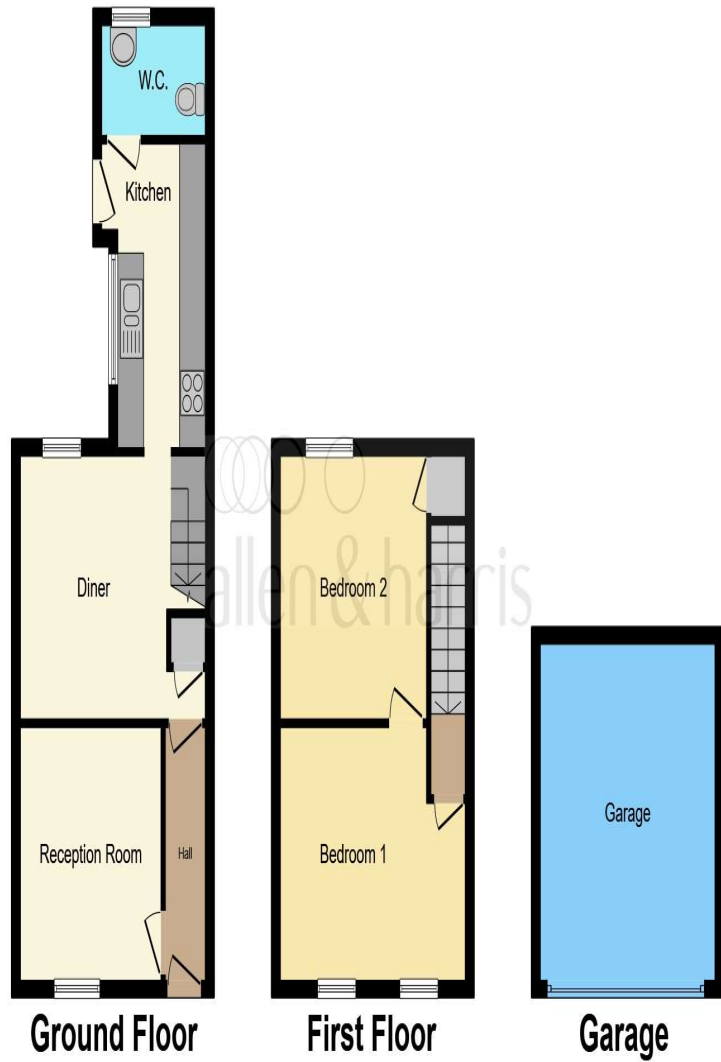
Mainly paved.

Rear Garden

Enclosed, mainly stone chipped with electric remote roller shutter to gated lane and manual door to access garage.

Detached Garage

With manual door and electric supply.



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
Tyler Street,
Roath Cardiff

- Traditional End Terraced Home
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room
- Front Forecourt and Enclosed Rear Garden
- Detached Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000



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Property Ref:
ROA112885 - 0004

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