



Arthur Street, Roath Cardiff CF24 1QR

welcome to

Arthur Street, Roath Cardiff

Offering spacious accommodation is this lovely home situated in Roath, off Broadway. This home offers two double bedrooms with a first floor bathroom! The property is within walking distance of local shops, bus routes and close to Cardiff City Centre.

Ground Floor

Entrance

Via wooden door with obscured glazed fan lights giving access into:

Hallway

Stairs giving access to the first floor, exposed wooden floorboards.

Lounge

11' 2" max x 10' 6" (3.40m max x 3.20m)
Double glazed to the front aspect, breast wall opening with wood burner, double doors to dining room, power points.

Dining Room

11' 2" max x 10' 2" max (3.40m max x 3.10m max)
Double glazed door to the rear, radiator, power points.

Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)
Double glazed window to side aspect and double glazed door to the rear garden, Fitted wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer, space and plumbing for washing machine, space for under counter fridge, space for gas cooker, power points, tiled splash backs.

First Floor

Landing

Loft access, doors to bedrooms and bathroom.

Bedroom One

16' 1" max x 10' 6" max (4.90m max x 3.20m max)
Two double glazed windows to the front aspect, radiator, breast wall, carpeted.

Bedroom Two

11' 2" max x 8' 10" (3.40m max x 2.69m)
Double glazed window to the rear aspect, breast wall, radiator, power points, wooden floor boards.

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c, built in storage, there is a small utility area with plumbing for washing machine.

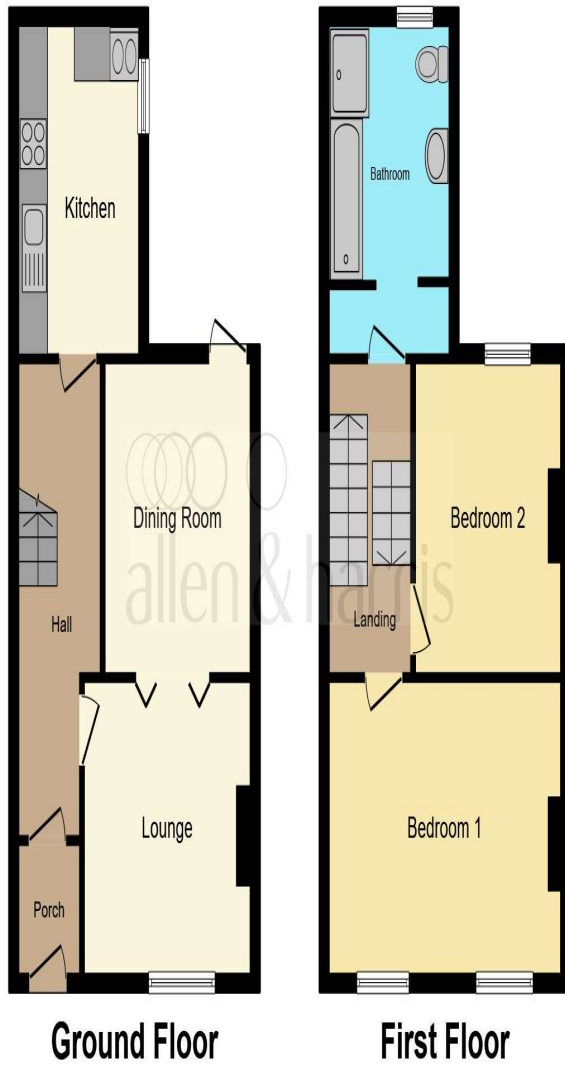
Outside

Rear Garden

To the rear is an enclosed garden which is has a soiled area which is ready to lawn.

Additional Information

The vendor has advised that they own the Solar Panels outright and are not leased.



Ground Floor

First Floor

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

- Council Tax Band - D
- Mid Terrace Home
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden
- Ideal First Time Buy
- Viewing Recommended!

Tenure: Freehold EPC Rating: B

£220,000



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Property Ref:
ROA112049 - 0003

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