



Malefant Street, Cathays Cardiff CF24 4QF

welcome to

Malefant Street, Cathays Cardiff

A traditional mid terraced home, set in the sought after location of CATHAYS, Cardiff. The property is within walking distance of local shops, schools and bus routes. The property further benefits from gas central heating and enclosed rear garden. Internal inspection highly recommended!

Ground Floor

Entrance

Via a front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed bay window to front aspect and radiator.

Kitchen

12' x 11' 9" (3.66m x 3.58m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, radiator and double glazed window to rear aspect.

Utility Room

7' 5" x 7' 2" (2.26m x 2.18m)

First Floor

Landing

Built in storage cupboard, stairs rising loft room and doors providing access to:

Bedroom One

14' 11" x 12' 1" (4.55m x 3.68m)

Double glazed bay window and additional window to front aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, built in cupboard housing boiler and double glazed window to rear aspect.

Second Floor

Loft Room

14' 7" x 13' 10" (4.45m x 4.22m)

Two skylight windows to front aspect and dormer window to rear aspect.

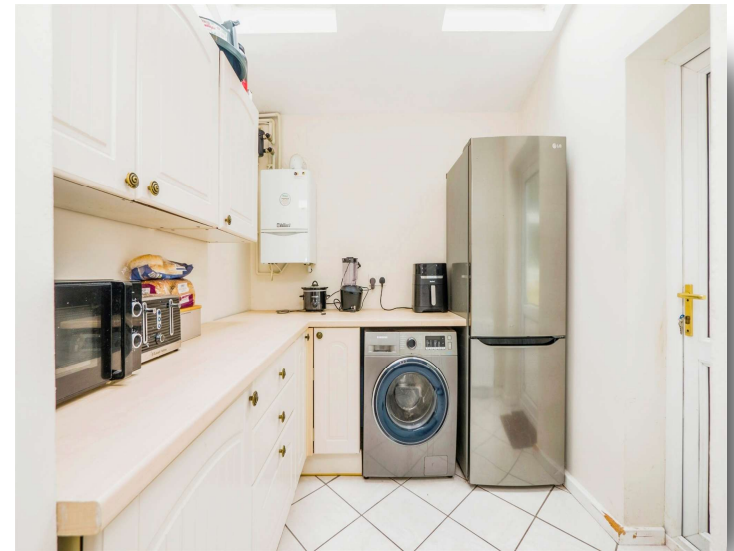
Outside

Rear Garden

Enclosed with patio area and decked area.



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
Malefant Street,
Cathays Cardiff

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Utility Room
- First Floor Bathroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of
£260,000



view this property online allenandharris.co.uk/Property/ROA113307



Property Ref:
ROA113307 - 0005

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