



**Glenroy Street, Roath Cardiff CF24 3LA**

**welcome to**

## **Glenroy Street, Roath Cardiff**

VACANT POSSESSION WITH NO ONWARD CHAIN! A traditional TWO BEDROOM MID TERRACED home, situated in the ideal location of ROATH within walking distance of the Albany Road/Wellfield Road shopping area, walking distance to the City Centre and Cardiff University. Viewing Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Lounge Area**

9' 11" Max x 9' 8" plus bay ( 3.02m Max x 2.95m plus bay )  
Double glazed bay window to front aspect, radiator, laminate flooring and open plan to:

#### **Dining Area**

11' 9" x 10' 9" Max ( 3.58m x 3.28m Max )  
Laminate flooring, electric fireplace and access to:

#### **Kitchen**

8' 8" x 7' 9" ( 2.64m x 2.36m )  
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated electric oven, space for washing machine, tiled flooring, spotlights and double glazed window to rear aspect and access to:

#### **Utility Room**

7' 8" x 4' 11" ( 2.34m x 1.50m )  
Polycarbonate roof, tiled flooring, door to kitchen, door to reception room and double glazed door providing access to rear garden.

### **First Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

13' 4" x 10' 2" ( 4.06m x 3.10m )  
Two double glazed windows to front aspect, radiator and laminate flooring.

#### **Bedroom Two**

11' x 8' 3" ( 3.35m x 2.51m )  
Double glazed window to rear aspect, radiator and fitted wardrobes.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, spotlights, heated towel rail, partially tiled walls, tiled flooring and double glazed obscure window to rear aspect.

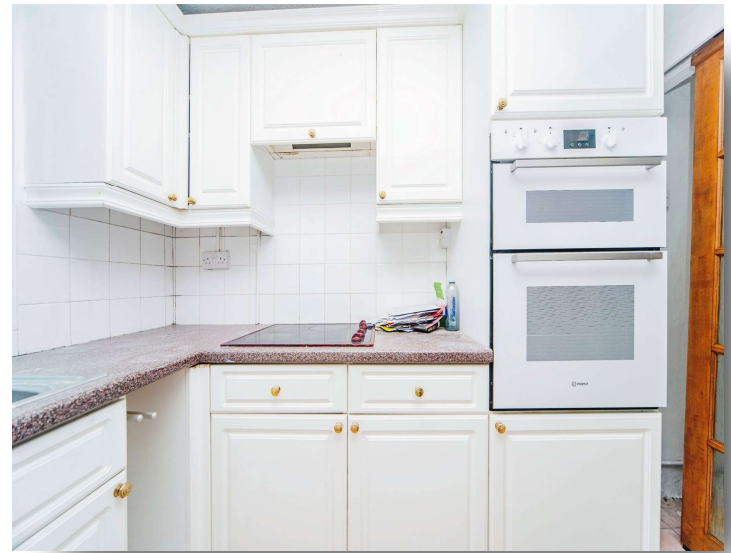
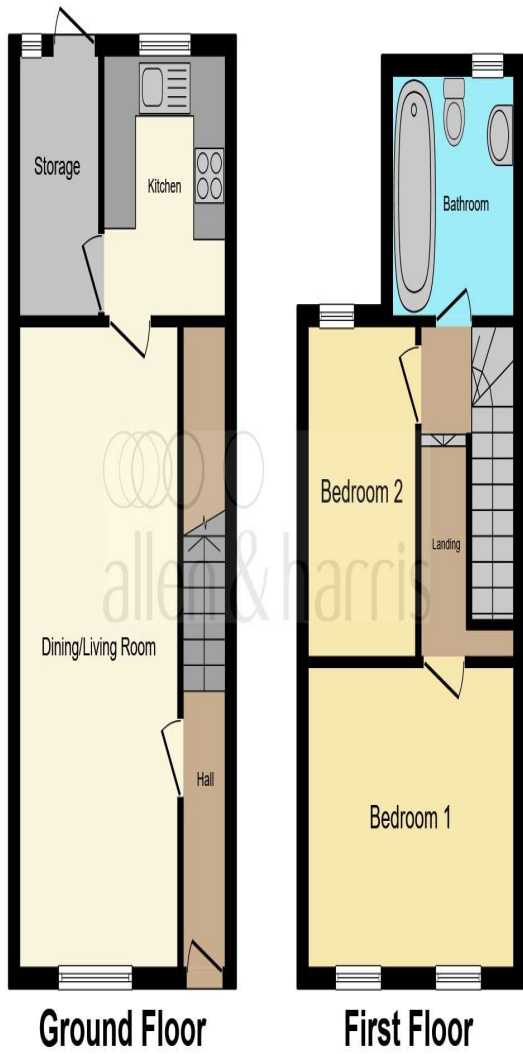
### **Outside**

#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

Tiered garden, with lawn area, patio area and composite 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](http://www.focalagent.com)

**welcome to**  
**Glenroy Street,**  
**Roath Cardiff**

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen and Utility Room
- First Floor Bathroom
- Front Forecourt and Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

offers in excess of  
**£250,000**



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