



Donald Street, Roath Cardiff CF24 4TJ

welcome to

Donald Street, Roath Cardiff

A traditional 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 or Roath Park Lake and easy access to the A48/M4 access corridor. Viewing Recommended!

Ground Floor Entrance

Via front door into:

Hallway

Doors providing access to:

Lounge Area

10' 8" Max x 9' 10" Max (3.25m Max x 3.00m Max)

Double glazed window to front aspect and radiator.

Dining Area

14' 2" Max x 11' 10" Max (4.32m Max x 3.61m Max)

Double glazed window to rear aspect, stairs rising to first floor and door providing access to:

Kitchen

12' 5" x 7' 10" (3.78m x 2.39m)

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, double glazed window to side aspect, door providing access to storage area and door providing access to bathroom.

Storage Area

Door providing access to rear garden.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, radiator and double glazed windows to side and rear aspect.

First Floor Landing

Doors providing access to:

Bedroom One

14' 1" Max x 9' 11" Max (4.29m Max x 3.02m Max)

Two double glazed windows to front aspect.

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed window to rear aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with area laid to lawn with path.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Donald Street,
Roath Cardiff

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen and Storage Area
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: C

£260,000



view this property online allenandharris.co.uk/Property/ROA113607



Property Ref:
ROA113607 - 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