



Longcross Street, Roath Cardiff CF24 0JW

welcome to

Longcross Street, Roath Cardiff

A FIVE BEDROOM traditional bay fronted mid terraced home situated in the ideal location of ROATH within walking distance to the City Centre and easy access to the A48/M4 access corridor. The property further benefits from gas central heating, front forecourt and enclosed rear garden.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

14' Max x 13' 5" Max (4.27m Max x 4.09m Max)

Double glazed bay window to front aspect, radiator and laminate flooring.

Dining Room

11' 8" Max x 10' 11" Max (3.56m Max x 3.33m Max)

Double glazed window to rear aspect, radiator and laminate flooring.

Kitchen

14' 5" Max x 9' 7" Max (4.39m Max x 2.92m Max)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, space for fridge/freezer, tiled splashback, spotlights, tiled flooring, double glazed door to side aspect and access to:

Utility Room

6' 1" x 6' 1" (1.85m x 1.85m)

Double glazed window to rear aspect, tiled flooring, wall mounted combi boiler and space for washer/dryer and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC, wash hand basin and tiled flooring.

First Floor

Landing

Stairs rising to second floor, storage area and doors providing access to:

Bedroom One

16' 10" Max x 11' 9" Max (5.13m Max x 3.58m Max)

Two double glazed windows to front aspect, radiator and laminate flooring.

Bedroom Two

11' 1" Max x 11' 1" Max (3.38m Max x 3.38m Max)

Double glazed window to rear aspect, radiator and laminate flooring.

Bedroom Three

11' 2" x 5' 8" (3.40m x 1.73m)

Double glazed window to rear aspect, radiator and laminate flooring.

Bathroom

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

Second Floor

Bedroom Four

17' 3" Max x 7' 10" (5.26m Max x 2.39m)

Double glazed skylight to front aspect, radiator, spotlights and laminate flooring.

Bedroom Five

10' 10" Max x 10' 10" Max (3.30m Max x 3.30m Max)

Double glazed dormer window to rear aspect, radiator, spotlights and laminate flooring.

Shower Room

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

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed, mainly paved with gated rear access.



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
Longcross Street,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Five Bedrooms
- Lounge and Dining Room
- Fitted Kitchen and Utility Room
- First Floor Bathroom and Second Floor Shower Room
- Downstairs WC
- Front Forecourt and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£300,000-£325,000



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Property Ref:
ROA113484 - 0006

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