

Montgomery Street, Roath Park Cardiff CF24 3LZ

welcome to

Montgomery Street, Roath Park Cardiff

Incredibly rare example of a 5 Bedroom, 3 storey period property in Roath! This property boasts 5 double bedrooms and is within walking distance of Roath Recreational Ground, Albany Road and Wellfield Road. A gem that must be seen to be appreciated. Book a viewing today!

Ground Floor

Entrance

Via a single glazed wooden front door into:

Hallway

Stairs rising to first floor, original floor tiles, radiator, dado rail, original coving, understairs cellar with access and access to:

Lounge

13' 9" Max x 12' Max (4.19m Max x 3.66m Max)
Double glazed bay window to front aspect, fitted hall shutters, original coving, original fireplace, radiator, exposed floorboards and original ceiling rose.

Dining Room

12' 8" Max x 10' 1" Max (3.86m Max x 3.07m Max)
Original coving, exposed floorboards, radiator, spotlights, gas fire and access to ground floor shower room.

Kitchen Area/ Dining Area

25' 8" Max x 9' 10" Max (7.82m Max x 3.00m Max)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for gas 'Rangemaster' and fridge/freezer, integrated dishwasher, tiled flooring, subway tiled splashback, cooker hood, wall mounted combi boiler, two double glazed to side aspect, double glazed sliding doors providing access to rear garden, breakfast bar and access to:

Utility Room

10' 11" x 5' (3.33m x 1.52m)
Polycarb roof, spaces for washing machine and tumble dryer, tiled flooring, powerpoints and double glazed door providing access to rear garden.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin inset to vanity unit, WC, tiled flooring, heated towel rail, extractor fan, pvc wall panelled and polycarb roof.

First Floor

Landing

Loft hatch, dado rail, three built in storage cupboards, stairs rising to second floor and doors providing access to:

Bedroom One

16' 2" Max x 13' 11" (4.93m Max x 4.24m)
Double glazed bay window to front aspect and additional double glazed window to front aspect, radiator, fitted half shutters, solid wood flooring, original coving, radiator and electric fire. This room is currently being used as a second sitting room.

Bedroom Two

12' 3" Max x 10' 1" Max (3.73m Max x 3.07m Max)
Double glazed window to rear aspect, radiator and laminate flooring.

Bedroom Three

14' 8" Max x 9' 10" Max (4.47m Max x 3.00m Max)
Double glazed window to rear aspect, laminate flooring, radiator and fitted blinds.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin in vanity unit, WC, heated towel rail, spotlights, underfloor heating, tiled flooring, partially tiled walls and two double glazed windows to side aspect.

Second Floor

Landing

Double glazed skylights, loft access and doors providing access to:

Bedroom Four

12' 5" Max x 11' 5" Max (3.78m Max x 3.48m Max)
Restricted Head Height: Double glazed window to front aspect, radiator, laminate flooring and electric fire.

Bedroom Five

11' 8" Max x 10' 3" Max (3.56m Max x 3.12m Max)
Restricted Head Height: Double glazed window to rear aspect, radiator, laminate flooring and electric fire.

Outside

Front Forecourt

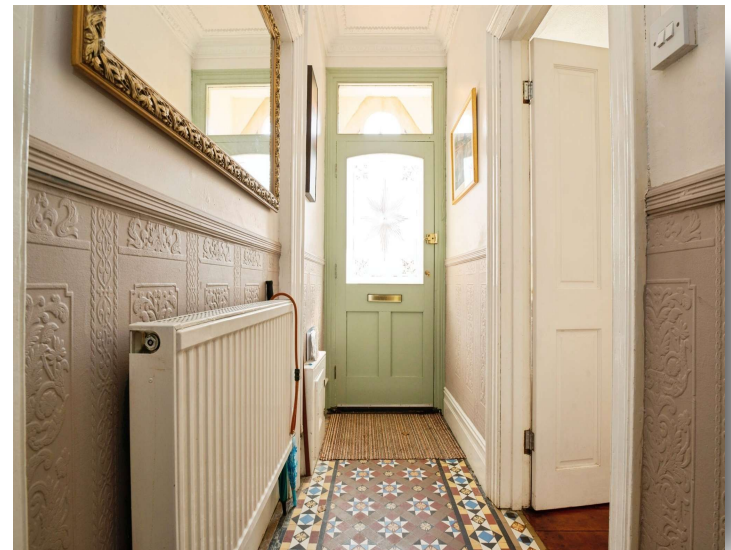
Tiled path leading to front entrance.

Rear Garden

Fully enclosed, paved with planted beds around the perimeter and access via double doors from the kitchen.



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.



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Montgomery Street,
Roath Park Cardiff

- 5 Double Bedrooms
- 2 Bathrooms, First Floor and Ground Floor
- Period Features Throughout
- Open Plan Kitchen/Diner
- Utility Room
- Prime Location
- Freehold

Tenure: Freehold EPC Rating: E
Council Tax Band: F

£450,000



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Property Ref:
ROA113752 - 0005

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