

Southey Street, Roath Cardiff CF24 3FP

welcome to

Southey Street, Roath Cardiff

A rarely available period SEMI DETACHED FOUR BEDROOM family home, situated in the popular conservation area of SOUTHEY STREET in Roath and is in close proximity to the City Centre and other local schools and amenities. Viewing is highly recommended to appreciate this home fully.

Ground Floor

Entrance

Via solid wooden front door into:

Hallway

Double glazed window to side aspect, solid wood parquet flooring, radiator, stairs rising to first floor and access to:

Lounge

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed wooden sash window to front aspect, radiator, decorative cast iron fireplace and wooden parquet flooring.

Reception Room Two

10' 8" Max x 9' 6" Max (3.25m Max x 2.90m Max)

Single glazed wooden double doors into side extension, radiator and wooden parquet flooring.

Kitchen Area/ Living Area

21' 10" x 10' 5" (6.65m x 3.17m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and dishwasher, cooker hood, integrated undercounter fridge and freezer, built in larder/pantry, spotlights, radiator, solid wooden flooring, two double glazed windows to side aspect and double glazed French doors providing access to rear garden.

Side Room

Three double glazed skylights, sloped ceiling, spotlights, tiled flooring and double glazed French doors providing access to rear garden.

First Floor

Landing

Double glazed sash window and double glazed window to side aspect, loft hatch, radiator, built in airing cupboard housing combi boiler and doors providing access to:

Bedroom One

12' 9" Max x 9' 2" Max (3.89m Max x 2.79m Max)

Double glazed wooden sash window to front aspect, radiator, solid wooden flooring and fitted wardrobes in alcoves.

Bedroom Two

10' 9" Max x 9' 8" Max (3.28m Max x 2.95m Max)

Double glazed window to rear aspect, radiator, exposed floorboards and two cupboards and shelving.

Bedroom Three

12' x 7' 7" (3.66m x 2.31m)

Double glazed window to side aspect, radiator and solid wood flooring.

Bedroom Four

9' 6" x 5' 11" (2.90m x 1.80m)

Double glazed wooden sash window to front aspect, radiator, solid wood flooring and loft access with pull down ladder.

Bathroom

Fitted with a four piece suite comprising freestanding bath, shower cubicle, wash hand basin inset to vanity unit, WC, tiled flooring, tiled walls, spotlights, heated towel rail and double glazed window to rear aspect.

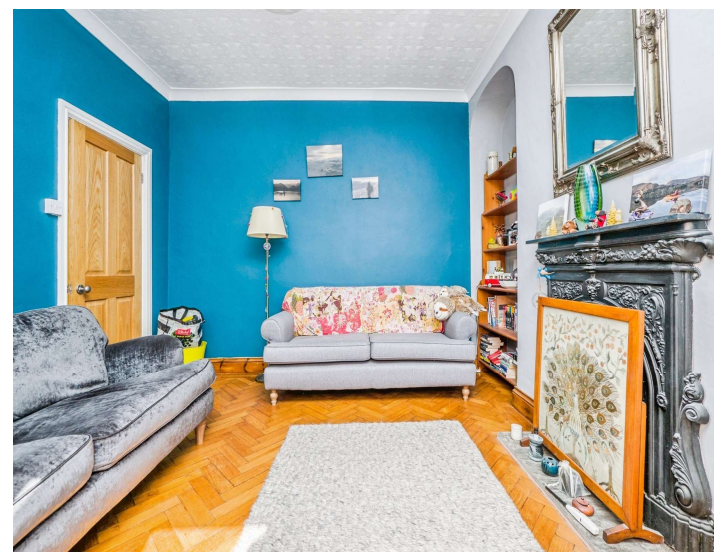
Outside

Front Forecourt

Enclosed by hedgerow and gated side access.

Rear Garden

Enclosed with area laid to lawn, patio area, paved to the side of the property, summerhouse with power and timber shed to remain.



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
Southey Street,
Roath Cardiff

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen Area/Living Area
- Side Room
- Four Piece Family Bathroom
- Front Forecourt and Enclosed Rear Garden

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

offers in excess of
£400,000



view this property online allenandharris.co.uk/Property/ROA113306



Property Ref:
ROA113306 - 0002

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