



Arabella Street, Roath Cardiff CF24 4SX

welcome to

Arabella Street, Roath Cardiff

NO ONWARD CHAIN! A THREE BEDROOM traditional bay fronted 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.

Ground Floor

Entrance

Via front door into:

Hallway

Access to:

Lounge

12' 8" x 9' 11" (3.86m x 3.02m)

Double glazed window to front aspect and radiator.

Dining Room

13' 3" x 11' 8" (4.04m x 3.56m)

Stairs rising to first floor, radiator, laminate flooring, single glazed door providing access to lean to and access to:

Reception Room Three

10' 7" x 8' 11" (3.23m x 2.72m)

Double glazed window to side aspect, laminate flooring, radiator and access to:

Kitchen

10' 3" x 8' 2" (3.12m x 2.49m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, laminate flooring, double glazed window to rear aspect and double glazed door providing access to rear.

First Floor

Landing

Loft hatch and doors providing access to:

Bedroom One

13' 2" Max x 12' 9" Max (4.01m Max x 3.89m Max)

Double glazed bay window and additional window to front aspect and radiator.

Bedroom Two

10' 10" Max x 8' 3" Max (3.30m Max x 2.51m Max)

Double glazed window to rear aspect and radiator.

Bedroom Three

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, vinyl flooring, tiled walls and double glazed window to side aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with raised artificial grass lawn area.



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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Arabella Street,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden

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

£325,000



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Property Ref:
ROA114015 - 0002

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