



Arabella Street, Roath Cardiff CF24 4SY

welcome to

Arabella Street, Roath Cardiff

This stunning home situated off Albany Road is in beautiful condition throughout and offers a wealth of original features. The garden is a great size for the area offering lovely seating areas. This home is perfect for someone who wants to move straight in!

Ground Floor

Entrance

Via a solid wood front door into:

Hallway

Original floor tiles, radiator, stairs rising to first floor and access to:

Lounge Area

12' 5" Max x 9' 7" Max (3.78m Max x 2.92m Max)

Double glazed bay window to front aspect, gas fire, radiator, fitted blinds and opens to:

Dining Area

10' 11" x 10' 4" (3.33m x 3.15m)

Double glazed window to rear aspect, radiator, original clay floor tiles, built in understairs storage cupboard with space for tumble dryer and access to:

Kitchen

13' 2" x 7' 10" (4.01m x 2.39m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, integrated dishwasher, spaces for washing machine and fridge/freezer, clay floor tiles, spotlights, double glazed windows to side and rear aspect and double glazed door to side.

First Floor

Landing

Loft hatch with pull down ladder, original fitted cupboard and doors providing access to:

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m)

Two double glazed windows to front aspect, fitted blinds, cast iron fireplace and radiator.

Bedroom Two

11' x 8' 1" (3.35m x 2.46m)

Double glazed window to rear aspect, radiator and original fireplace.

Bedroom Three

8' 1" Max x 5' 2" plus door recess (2.46m Max x 1.57m plus door recess)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, laminate flooring, radiator and double glazed window to side aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with patio area leading to paved footpath to decking area, planted beds, brick built storage cupboard and outside toilet.



Ground Floor

First Floor

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
- Lounge Area and Dining Area
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden

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

£325,000



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Property Ref:
ROA114146 - 0003

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk