

Tydfil Place, Roath Park Cardiff CF23 5HP

welcome to

Tydfil Place, Roath Park Cardiff

If you are looking for a home in this sought after location with original features, then look no further! This beautiful home is offered with no chain and within Cardiff High Catchment. The property offers very spacious accommodation so would suit a growing family!

Ground Floor

Entrance

Via storm porch with original tiled flooring and an original wooden/glazed front door into:

Hallway

Stairs rising to the first floor, radiator, original coved ceiling, original tiled flooring, dado rail, understairs storage cupboard, built in cupboard housing gas meter and door providing access to:

Reception Room One

15' 9" into bay x 12' 8" into cove (4.80m into bay x 3.86m into cove)
Bay window to front aspect, original coved ceiling, original panelled and radiator.

Reception Room Two

12' 3" x 10' 10" into recess (3.73m x 3.30m into recess)
Radiator, powerpoints and door providing access to:

Lean To/ Study

8' 1" x 5' 2" (2.46m x 1.57m)
Double glazed window to rear aspect and powerpoints.

Reception Room Three

15' 9" exclu door recess x 10' 11" (4.80m exclu door recess x 3.33m)
Double glazed window to side aspect, original half dresser, original tiled flooring, radiator, powerpoints and door providing access to:

Kitchen

11' 8" x 11' (3.56m x 3.35m)
Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for gas cooker, washing machine and fridge/freezer, tiled splashback, cupboard housing combi boiler, tiled flooring, radiator, double glazed window to side aspect and door to:

Inner Hallway

Door providing access to rear garden and doors to:

Bathroom

Fitted with a two piece suite comprising panelled bath, wash hand basin, radiator, tiled flooring, panelled wall and double glazed obscure window to rear aspect.

Shower Room

Fitted with a two piece suite comprising walk in shower, WC, radiator, tiled flooring, panelled wall and window to rear aspect.

First Floor

Landing

Built in original storage cupboard, dado rail and doors providing access to:

Bedroom One

17' 2" into recess x 15' 9" into bay (5.23m into recess x 4.80m into bay)
Bay window to front aspect and additional window to front aspect, powerpoints and coved ceiling.

Bedroom Two

12' 4" x 10' 10" into recess (3.76m x 3.30m into recess)
Double glazed window to rear aspect, original feature fireplace, radiator, powerpoints and built in cupboard.

Bedroom Three

11' 9" exclu recess x 10' 11" (3.58m exclu recess x 3.33m)
Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Four

9' 5" exclu recess x 7' 6" (2.87m exclu recess x 2.29m)
Double glazed window to side aspect, radiator and powerpoints.

Bathroom

Fitted with a three piece suite comprising panelled bath, WC, wash hand basin, heated towel rail, and double glazed obscure window to side aspect.

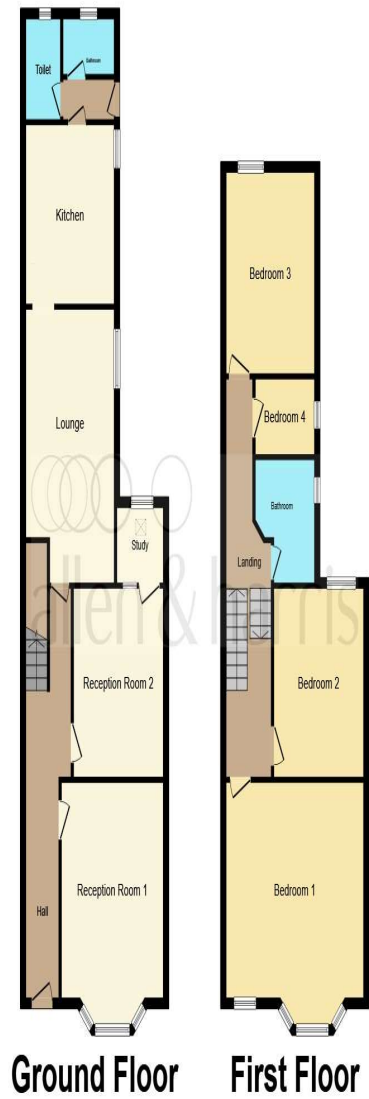
Outside

Front Forecourt

Enclosed by low brick boundary wall and wrought iron fencing, pathway leading to the entrance.

Rear Garden

Enclosed, low maintenance with outside tap and gate providing access to rear lane.



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.



welcome to
Tydfil Place,
Roath Park Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Four Bedrooms
- Three Reception Rooms
- Lean To/ Study
- Ground Floor Shower Room and Bathroom
- First Floor Bathroom
- Front Forecourt and Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: E

Council Tax Band: G

offers in excess of

£550,000



view this property online allenandharris.co.uk/Property/ROA114166



Property Ref:
ROA114166 - 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