



Daviot Street, Roath Cardiff CF24 4SL

welcome to

Daviot Street, Roath Cardiff

This perfect starter home is situated in this ideal location close to an abundance of local amenities. There is not only the benefit of the location of this home but its also lovely throughout making it ready to move into.

Ground Floor

Entrance

Via storm porch with original tiled walls and flooring, wooden/obscured glazed front door giving access into:

Hallway

Tiled flooring, radiator,

Lounge

12' 4" max x 9' 10" max (3.76m max x 3.00m max)

Double glazed bay window to the front aspect, wood laminate flooring, exposed brick breast wall, vertical radiator, power points.

Dining Room

13' 1" max x 11' 1" max (3.99m max x 3.38m max)

Double glazed window to rear aspect, tiled flooring, exposed brick breast wall, radiator, built in bespoke under stairs storage cupboard, access through to kitchen.

Kitchen

10' 9" x 7' 1" (3.28m x 2.16m)

2 x double glazed windows to side aspect, double glazed door giving access to the rear garden, Fitted with a range of wall and base units with co-ordinating work surfaces over incorporating plumbing and space for for washing machine, space for cooker, sink unit and drainer, radiator, tiled flooring.

First Floor

Landing

Carpeted stairs and landing, loft access.

Bedroom One

13' 3" max x 12' 4" max (4.04m max x 3.76m max)

Double glazed bay window to the front aspect, vertical radiator, carpeted, power points.

Bedroom Two

11' 4" max x 8' 1" max (3.45m max x 2.46m max)

Double glazed window to rear aspect, radiator, carpeted, power points.

Bathroom

Obscured double glazed window to rear aspect, 3 Piece suite comprising bath with shower over, pedestal wash hand basin and low level wc, partly tiled walls, vinyl tiled flooring, radiator.

Outside

Front Forecourt

Enclosed forecourt area.

Rear Garden

Enclosed garden which is laid to lawn, concrete patio area, metal shed to remain, external tap and socket.



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
Daviot Street,
Roath Cardiff

- Beautiful Mid Terrace Home
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Gardens
- Spacious Lounge through to Dining Room

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

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA114201



Property Ref:
ROA114201 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk