





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 coordinating 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.

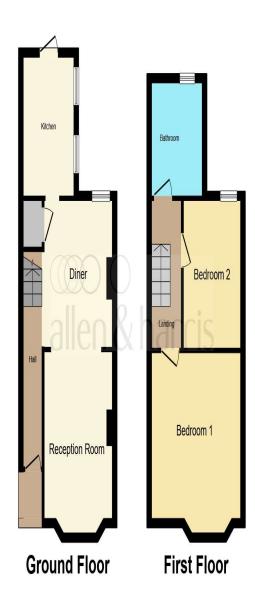
Outside

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



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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- 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



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