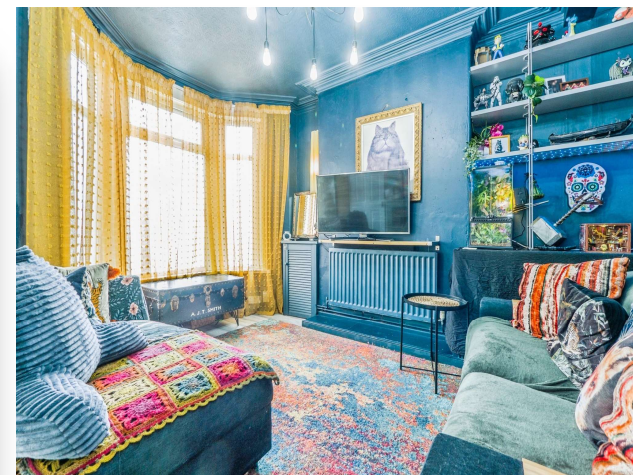




Arabella Street, Roath Cardiff CF24 4SX

welcome to

Arabella Street, Roath Cardiff

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. Viewing's Recommended!

Ground Floor

Entrance

Via front door into:

Hallway

Stairs rising to first floor and access to:

Lounge Area

11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed bay window to front aspect, laminate flooring, original coving and radiator.

Dining Area

11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed door providing access to rear, laminate flooring, fireplace and access to:

Kitchen

14' 4" x 8' 1" (4.37m x 2.46m)

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, tumble dryer, undercounter fridge, freezer and secondary freezer, laminate flooring, understairs pantry, wall mounted combi boiler and double glazed patio doors providing access to rear.

First Floor

Landing

Loft hatch, original fitted linen cupboard and doors providing access to:

Bedroom One

13' x 12' 4" (3.96m x 3.76m)

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

Bedroom Two

11' 3" Max x 7' 9" Max (3.43m Max x 2.36m Max)

Double glazed window to rear aspect and radiator.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed window to rear aspect, shelved area with curtain for storage and radiator.

Bathroom

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

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with patio area, artificial grass, stone bed, raised patio area to rear and brick built storage shed.



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
Arabella Street,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Lounge Area
- Dining Area/ Fitted Kitchen Area
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£280,000



view this property online allenandharris.co.uk/Property/ROA113918



Property Ref:
ROA113918 - 0002

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