



Bertram Street, Roath Cardiff CF24 1NY

welcome to

Bertram Street, Roath Cardiff

A THREE BEDROOM traditional MID TERRACED home situated in the ideal location of ROATH within walking distance of local amenities and close to the City Centre. The property further benefits from gas central heating and enclosed rear garden. Viewing's Highly Recommended!

Ground Floor

Entrance

Via a double glazed composite front door into:

Hall

Stairs rising to first floor, laminate flooring and access to:

Dining Room

12' 7" Max x 10' 11" Max (3.84m Max x 3.33m Max)

Double glazed window to front aspect, radiator, original coving and fitted cupboards in alcoves.

Lounge

12' 1" Max x 10' 6" Max (3.68m Max x 3.20m Max)

Double glazed door providing access to rear garden and radiator.

Kitchen

12' 3" x 8' 8" (3.73m x 2.64m)

Fitted with a range of wall and base units with complementary works surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, radiator, laminate tiled flooring and double glazed window to side aspect.

Utility Area

5' 6" x 3' 2" (1.68m x 0.97m)

Double glazed door providing access to rear, wall mounted combi boiler and access to:

Bathroom

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

First Floor

Landing

Doors providing access to:

Bedroom One

16' 1" x 11' (4.90m x 3.35m)

Two double glazed windows to front aspect and radiator.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Double glazed window to rear aspect and radiator.

Bedroom Three

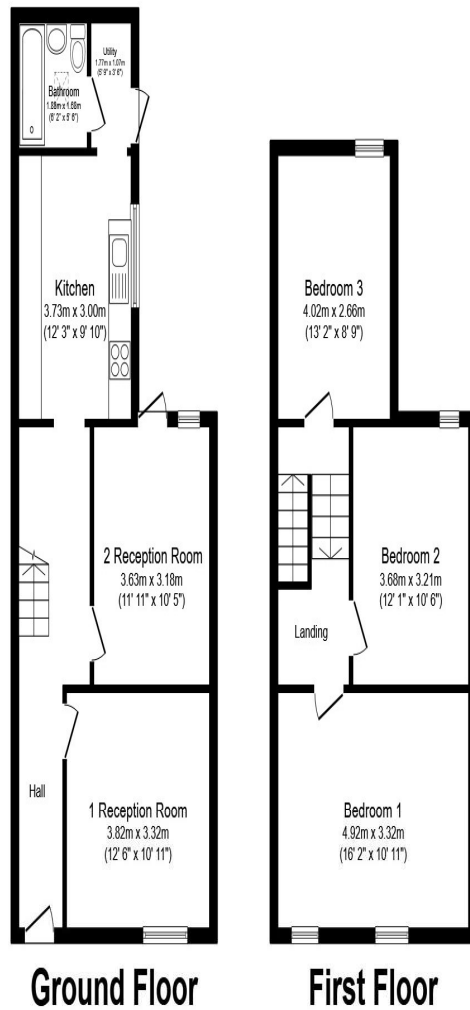
13' 2" x 8' 9" (4.01m x 2.67m)

Double glazed window to rear aspect, radiator and sloped ceilings.

Outside

Rear Garden

Enclosed with stone chipping's, area laid to lawn and paved footpath.



Total floor area 100.4 m² (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Bertram Street,
Roath Cardiff

- Traditional Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Enclosed Rear Garden
- Popular Location

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

£220,000



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Property Ref:
ROA114418 - 0002

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allen & harris



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk