

**Blanche Street, Roath Cardiff CF24 1QT**

**welcome to**

## **Blanche Street, Roath Cardiff**

A well-presented three bedroom traditional mid-terraced home located in the highly sought-after area of Roath, within easy walking distance of local amenities and the City Centre. Additional benefits include gas central heating and an enclosed rear garden.

Early viewing is strongly recommended.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

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

#### **Lounge Area**

10' 6" x 10' 5" Max ( 3.20m x 3.17m Max )

Double glazed window to the front aspect, storage into recess, wood laminate flooring, radiator, powerpoints and opening to:

#### **Dining Area**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed door providing access to rear garden, laminate flooring, understairs storage cupboard and access to:

#### **Kitchen**

9' 4" x 7' 9" ( 2.84m x 2.36m )

Fitted with a range of wall and base level units with complementary work surfaces, sink and drainer unit, integrated hob and electric oven, extractor hood, spaces for washing machine and fridge/freezer, tiled splashbacks, powerpoints and access to:

#### **Bathroom**

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

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

14' 2" Max x 10' 7" ( 4.32m Max x 3.23m )

Two double glazed windows to front aspect, radiator, wooden floorboards and powerpoints.

#### **Bedroom Two**

10' 6" x 8' 8" Max ( 3.20m x 2.64m Max )

Double glazed window to rear aspect, wooden floorboards, radiator and powerpoints.

#### **Bedroom Three**

10' 1" x 8' 3" ( 3.07m x 2.51m )

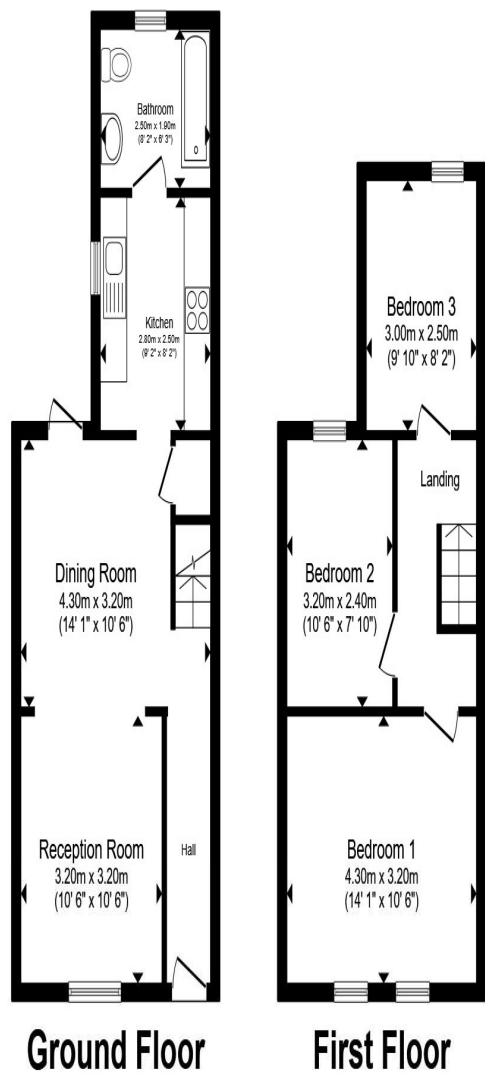
Double glazed window to rear aspect, radiator and powerpoints.

### **Outside**

#### **Rear Garden**

Enclosed with area laid to lawn, paved patio area and shed to remain.





Total floor area 75.9 m<sup>2</sup> (817 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](http://www.propertybox.io)

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**welcome to**  
**Blanche Street,**  
**Roath Cardiff**

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge Area
- Dining Area
- Fitted Kitchen Area
- Ground Floor Bathroom
- Enclosed Rear Garden
- Popular Location

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

offers in excess of  
**£240,000**



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