







## 109 Donald Street, Roath, Cardiff

Council Tax band: F ; Tenure: Freehold

- AUCTION BETWEEN OCTOBER 20TH AND 22ND
- DOUBLE BAY FRONTED TERRACE
- 3 BEDROOMS AND 2 LARGE RECEPTIONS
- KITCHEN AND LEAN TO WITH WC OFF
- FIRST FLOOR BATHROOM/WC
- ENCLOSED COURTYARD REAR
- GREAT LOCATION AND NEAR TO ROATH PARK
- EXCELLENT SCHOOL CATCHMENT AREAS
- NEW EXTERNAL WINDOWS AND DOORS IN 2025
- GAS CENTRAL HEATING (COMBI)
- ALL VIEWINGS CONDUCTED BY AUCTION HOUSE WALES ON 02920 475184

An opportunity to purchase a substantial extended bay fronted three-bedroom mid terraced house in a popular location, the building benefits from double glazed UPVC fenestration and gas central heating (not tested) via a combination boiler. Internal upgrading is required throughout and would envisage only a cash purchase being possible due to the rear boundary set up and adjoining garage workshop to the rear elevation.

The property is located close to Roath Park Recreational Park and Lake, local shops, eateries and bars at Wellfield and Albany Road. Local schools, Cardiff University and Cardiff Met are within walking distance along with the City Centre.







### Entrance Hall

Accessed via a recently replaced composite front door with patterned glazing. Radiator and panelled door to the main living space. Cupboard housing the fuse box. Coved ceiling.

### Living Room

25' 11" x 18' 4" (7.89m x 5.60m)

A large room with stairs to the first floor, panelled door accessing the sitting room and there are front uPVC windows (installed 2025). Three radiators, decorative period style fireplace, coved ceiling and high skirting boards.

### Sitting Room

14' 6" x 12' 2" (4.42m x 3.71m)

A spacious room with radiator, sliding door access to the lean to area and smooth coved ceiling. Period style fireplace. Open door access to the kitchen.

### Kitchen

12' 5" x 7' 5" (3.78m x 2.27m)

With reasonably modern units and tops, a tiled flooring and rear uPVC window (2025). Radiator.

### Lean To Area

18' 2" x 5' 0" (5.54m x 1.53m)

Off the sitting room and with a glazed roof, tiled herringbone style flooring and radiator. uPVC windows (2025) and door to the rear courtyard area. Half glazed door to a WC.

### WC

5' 2" x 3' 8" (1.57m x 1.11m)

Quarry tiled style flooring and white low level WC.







### **Landing**

Split level and with panelled doors off to the bedrooms and bathroom. Storage cupboard.

### **Bathroom**

9' 4" x 9' 1" (2.84m x 2.77m)

A large room with a white suite comprising close coupled WC, bidet, basin and corner bath plus fully tiled shower cubicle with electric shower. Tiled walls and splashbacks, obscure glazed uPVC window (2025).

### **Bedroom One**

17' 3" x 12' 9" (5.26m x 3.89m)

A large main bedroom with front uPVC bay window (2025) and additional window too. Radiator and coving.

### **Bedroom Two**

12' 11" x 12' 6" (3.94m x 3.81m)

A large double bedroom with rear uPVC tilt and turn window (2025). Coving and radiator.

### **Bedroom Three**

12' 10" x 12' 2" (3.91m x 3.70m)

A quirky, spacious bedroom with central pillar, rear and side uPVC tilt and turn windows (2025) and door to an airing cupboard housing the combi boiler which fires the gas central heating. Radiator.

### **Permit**

1 Parking Space

Parking to the front which residents only with permits available from the Cardiff council.

### **Front Garden**

A small forecourted area setting the house back from the road a little.

### **Rear Garden**

An L shaped courtyard with cobbled stone floor and stone wall boundary.











## Chris Davies Estate Agents

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