



*Hern and Crabtree*

£260,000 Freehold

Minster Road | Cardiff | CF23 5AS

Hern &  
Crabtree

This lovely end terrace property is conveniently situated in Roath. Close to Waterloo Gardens and the shops and restaurants of Roath and Penylan this is a great location. The amenities of Newport Road are close by with easy access to the A48 and M4 and the city center is also a short drive away.

Fully refurbished by the current owners the well presented accommodation briefly comprises an entrance hall, cloakroom, living room and kitchen to the ground floor. To the first floor there are two double bedrooms and a bathroom. The property benefits from an enclosed low maintenance garden space and there is a hard stand to the rear accessed via a gated lane providing parking for one vehicle. Viewings of this great property are highly recommended and can be arranged via our Heath branch.



### Entrance Hall

Entered via a double glazed PVC door to the front with matching window to the front. Wood laminate floor, radiator, door to cloakroom.

### Cloakroom

WC, wash basin, radiator, gas combination boiler, wood laminate flooring.

### Living Room 15'10 max x 12'9 max

Double glazed window to the front, radiator, stairs to the first floor. Door to kitchen.

### Kitchen 8'9 max x 8'8 max

Double glazed windows to the rear,

double glazed door to the garden.

Matching wall and base units with work tops over, 1.5 bowl sink and drainer with mixer tap. Plumbing for washing machine, integrated oven. Integrated four ring gas hob with tiled splash back, cooker hood over. Space for fridge freezer, vertical radiator, plumbing for washing machine. Wood laminate flooring.

### First Floor

Stairs rise up from the living room with a wooden hand rail.

### Landing

Banister, loft access hatch, doors to:

### Bedroom One 9'9 x 9'5

Double glazed window to the front, fitted wardrobes, radiator.

### Bedroom Two 8'9 x 8'8

Double glazed window to the rear, radiator.

### Bathroom 6'2 x 5'5

Double glazed obscured window to the rear, WC, wash basin, bath with plumbed shower over and glass splash back screen. Tiled walls, wood laminate floor, radiator, vanity cupboard.

### External

### Front

Front forecourt garden with gate, wrought iron railing, stone chippings.

### Rear Garden

Courtyard garden with paved patio, artificial lawn to the side. Gate to the side leading to side lane access which is gated and offers an off street parking hard stand for one vehicle. Outside cold water tap. Awning fitted to the rear.

### Additional Information

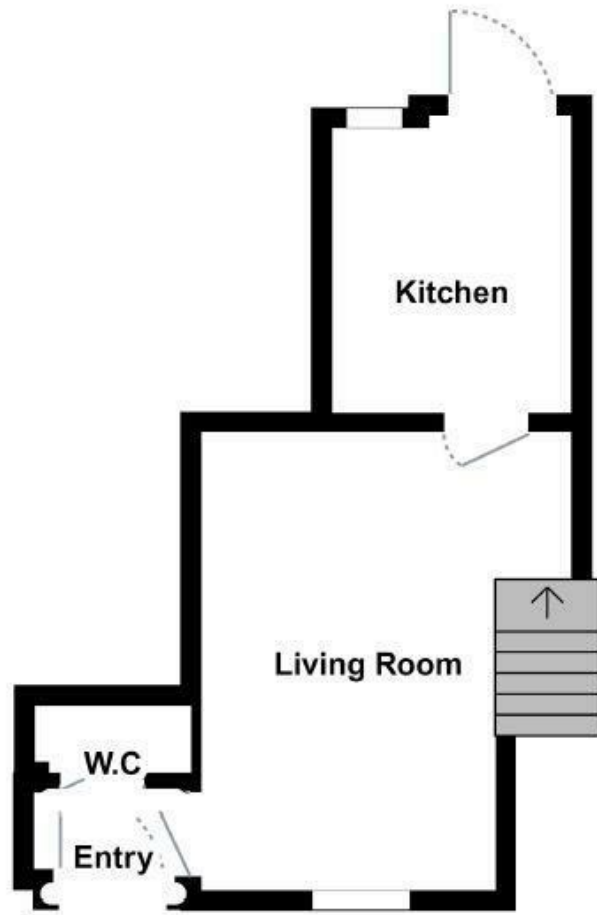
We have been advised to the vendor that the property is Freehold.

EPC - D

Council Tax Band - D

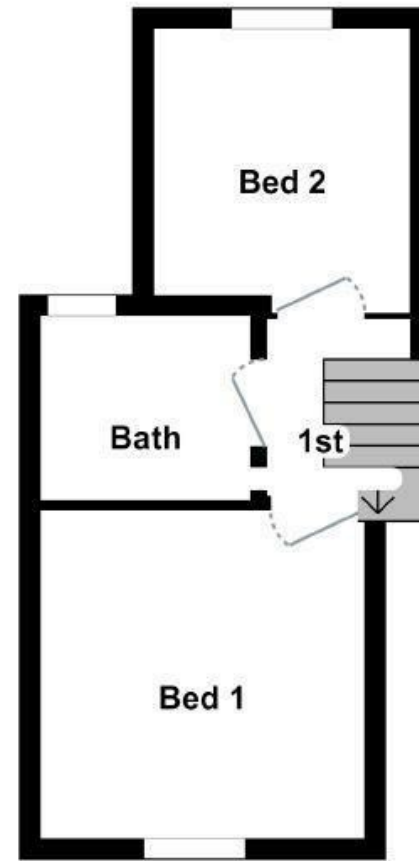






For illustration purposes only. Not to scale.

Ground Floor

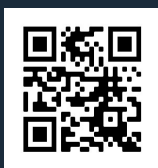


For illustration purposes only. Not to scale.

First Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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<https://www.hern-crabtree.co.uk>     



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