

# Albany Road

ROATH, CARDIFF, CF24 3NU

**GUIDE PRICE £500,000**

**Hern &  
Crabtree**



# Albany Road

Nestled in the heart of Cardiff, this delightful period four-bedroom mid-terrace property on Albany Road offers a perfect blend of classic charm and modern living. With Waterloo Gardens just a short walk away, as well as excellent bus links and a range of amenities nearby, including vibrant restaurants on Wellfield and Albany Road, this home is ideally located for convenience and leisure.

The property is also within walking distance of Marlborough Primary School and is in the catchment area for the highly regarded Cardiff High School, making it an ideal choice for families.

Internally, the property boasts four well-proportioned bedrooms and a versatile loft room, offering plenty of space for growing families. The first floor also features a family bathroom. The ground floor includes three reception rooms, one of which is currently used as a bedroom, offering flexible living options. Access to the rear garden is available from one of the reception rooms and rear lobby. The kitchen is fully equipped with a utility area, and a convenient shower room is also located on the ground floor.

Outside, the enclosed rear garden provides a private space for outdoor relaxation and entertaining.

This property perfectly combines comfort, character, and location, making it a fantastic opportunity for anyone looking to settle in this popular Cardiff neighbourhood.

- Four-bed period home on Albany Road
- Great transport links & amenities nearby
- Cardiff High catchment area
- Three reception rooms (one a bedroom)
- Private enclosed rear garden
- Close to Waterloo Gardens & Wellfield Road
- Walk to Marlborough Primary School nearby
- Includes loft room & family bathroom
- Kitchen, utility area & ground floor shower
- EPC - D



# 1991.00 sq ft

## Entrance Porch

4'0 x 4'0

Entered via a composite door with obscure glazed panel detailing. Laminate flooring, tiled sides. Coved ceiling. Door to hallway

## Hallway

Decorative coved ceiling, picture rail, dado rail, radiator, laminate flooring. Stairs to the first floor. Under stair storage alcove. Doors to:

## Living Room

14'5 x 14'2

Double glazed bay windows to the front, coved ceiling, picture rail, radiator. Fireplace with wooden surround, stainless steel backing and marble hearth.

## Dining/ Reception Room

12'2 x 12'4

Double glazed patio door into the utility room. Coved ceiling, wood flooring, radiator, fireplace (blocked off), wooden surround and marble hearth.

## Utility Room

7'4 x 8'1

Steps down, double glazed door to the rear garden. Double glazed windows. Laminate flooring. Space and plumbing for washing machine. Space for fridge freezer. Laminate work surface, stainless steel 1.5 bowl sink and drainer. Water tank.

## Reception Room

18'3 x 10'11 max

Steps down, coved ceiling, picture rail, dado rail, radiator, double glazed window to the side. Laminate floor.

## Kitchen

11'5 x 12'7 max

Double glazed windows to the side, wall and base units with work tops over. 1.5 bowl stainless steel sink and drainer. Integrated

dishwasher. Range cooker with five ring gas hob. Tiled walls and tiled floor. Radiator.

## Rear Lobby

8'5 x 4'7

Double glazed window to the side, door to the rear garden with obscured panel. Radiator. Door to shower room.

## Shower Room

8'10 x 5'5

Double obscure glazed window to the rear, tiled walls. WC, wash hand basin, shower. Tiled floor, radiator.

## First Floor

Stairs rise up from the entrance hall.

## Landing

Banister, dado rail, stairs to the second floor. Loft hatch access. Doors to:

## Bedroom One

14'3 x 18'8

Double glazed bay window to the front, additional double glazed window, large set of built-in wardrobes, radiator.

## Bedroom Two

12'2 x 12'4

Double glazed window to the rear, coved ceiling, laminate flooring, radiator, cast iron feature fireplace (blocked off).

## Bedroom Three

8'0 x 10'9

Double glazed window to the side, radiator, coved ceiling. Walk-in wardrobe. Laminate flooring.

## Bedroom Four

9'6 x 7'7

Double glazed window to the side, laminate flooring. Radiator.

## Bathroom

10'10 x 5'4

Two double obscure glazed windows to the rear, built-in cupboard housing combination boiler. Radiator. WC, wash hand basin, corner bath, tiled walls. Laminate flooring.

## Second Floor

## Loft Room

11'6 x 17'9

Converted loft with skylight window to the rear, wooden flooring, storage to the eaves.

## External

## Front

Low rise wall, paved forecourt.

## Rear Garden

Paved rear garden with artificial lawn, external cold water tap, double garage.

## Garage

Double garage with up and over door opening to the gated rear lane.

## Additional Information

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

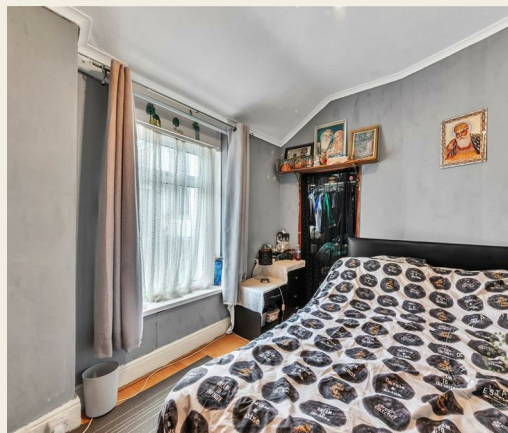
EPC - D 58

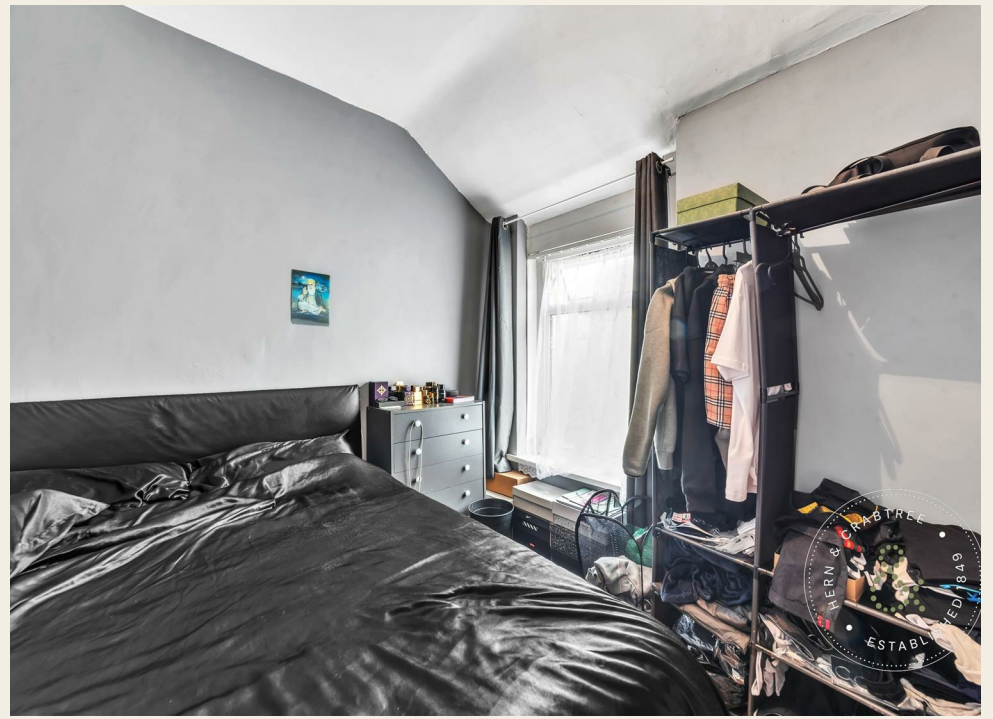
Council Tax band - G

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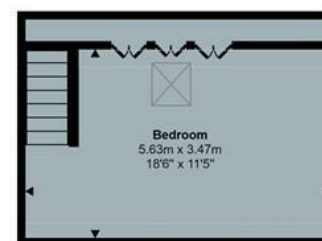
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Approx Gross Internal Area  
185 sq m / 1991 sq ft



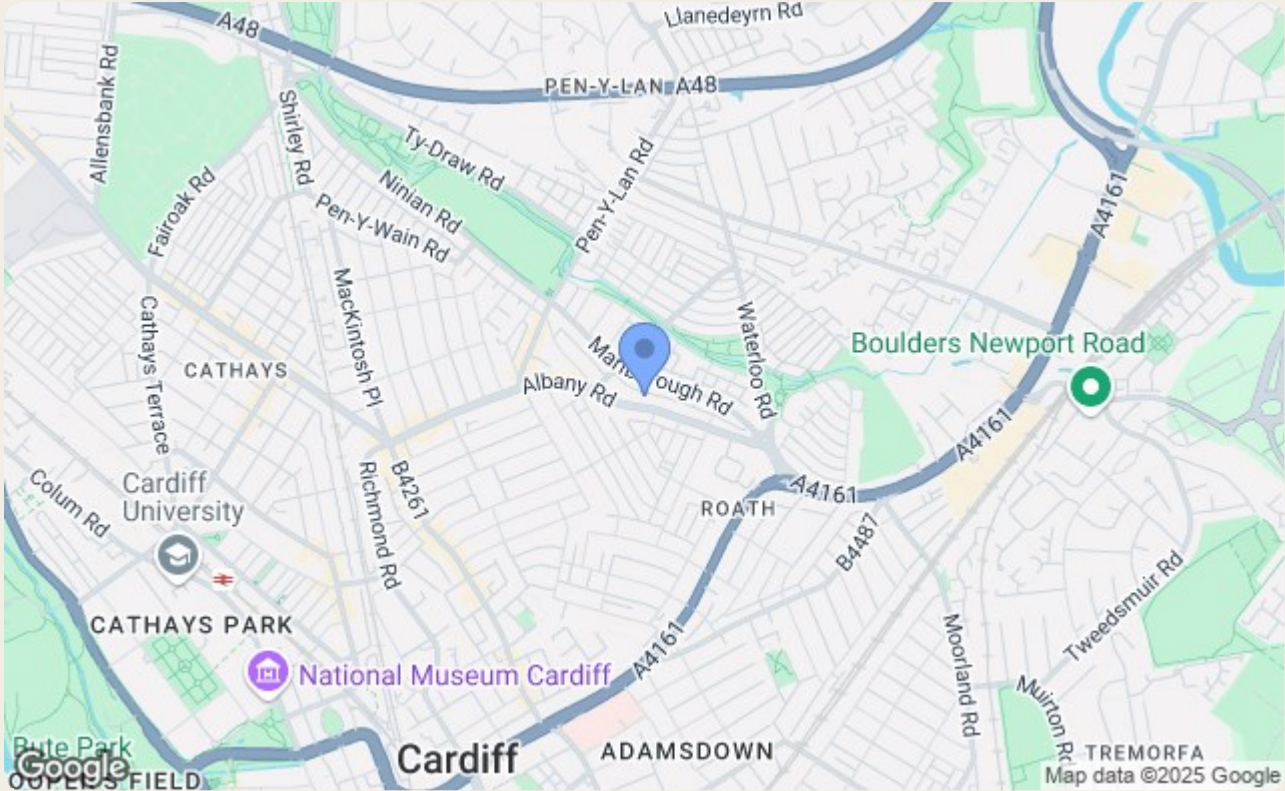
Ground Floor  
Approx 88 sq m / 948 sq ft

First Floor  
Approx 74 sq m / 798 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	72
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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