

# Cottrell Road

ROATH, CARDIFF, CF24 3EY

**GUIDE PRICE £295,000**

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Situated in the heart of Roath, this charming bay-fronted terrace blends period character with versatile living space across three floors. A neutral colour palette throughout enhances the sense of light and space, providing an adaptable backdrop ready for personal touches. From the welcoming hallway, the home unfolds into an elegant open plan lounge and dining room, both enhanced by feature fireplaces and direct access to the garden. The well-equipped modern kitchen is fitted with integrated appliances and ample storage, making it a practical and inviting space. Upstairs, two generous double bedrooms are complemented by a stylish four-piece bathroom, while the top floor loft conversion offers a further bedroom with skylights and useful eaves storage.

Outside, the rear garden provides a private retreat with astro-turf lawn, raised decked seating area, and an outdoor WC, while the forecourt garden adds kerb appeal at the front.

Roath itself is one of Cardiff's most vibrant districts, with Albany Road, Wellfield Road, and City Road close at hand offering independent cafés, restaurants, and shops. Roath Park, with its boating lake and landscaped gardens, provides a beautiful green escape, while Cardiff city centre is easily reached on foot, by bike, or via frequent bus links. Families are well served by excellent local primary and secondary schools, and the area benefits from good road access towards the A48 and M4 for commuters. With its lively community atmosphere and wide-ranging amenities, this home offers a superb lifestyle choice in one of Cardiff's most desirable neighbourhoods.



1017.00 sq ft

### Porch & Hallway

Entered via a glazed wooden front door with glazed window above into a small porch, leading through to a traditional wooden inner door and the main hallway. The hallway features coved ceiling detail, radiator, wood flooring, and staircase rising to the first floor. A door leads through to the main reception rooms.

### Lounge

A welcoming bay-fronted reception with a double glazed window, fitted window seat, and shelving to alcoves. There is a feature fireplace, radiator, and coved ceiling. Decorated in a neutral colour palette, it offers a light and versatile living space. An open archway leads into the dining room.

### Dining Room

Matching wood laminate flooring flows through, complemented by a feature fireplace with a built-in glassware cabinet to the alcove. French doors with glazed window above open to the rear garden, while an understairs storage cupboard adds practicality. Neutral tones enhance the bright and adaptable atmosphere. Door to kitchen.

### Kitchen

Fitted with a range of wall and base units with work surfaces over, tiled flooring, and spotlighting. Appliances include a five-ring gas hob with cooker hood, double oven and grill, integrated AEG washing machine, full-length integrated dishwasher, pull-out larder cupboard, and space for a fridge/freezer. A one-bowl sink and drainer is set beneath a side-facing double glazed window. The gas combination boiler is concealed within a cupboard.

### First Floor Landing

Staircase with wooden handrail rising from the entrance hall, with balustrade and stairs leading up to the second floor.

### Bedroom One

A spacious double bedroom with two front-facing double glazed windows, feature fireplace, alcove wardrobes with hanging rails, and radiator. Finished in soft neutral colours to provide a calm and adaptable setting.

### Bedroom Two

A further double bedroom with a single glazed timber window to the rear, feature fireplace, built-in wardrobe to alcove, and radiator. The neutral décor gives the space flexibility for a variety of uses.

### Bathroom

Fitted with a four-piece suite comprising a corner quadrant shower with plumbed shower, WC, wash hand basin, and freestanding claw-foot bathtub with tiled splashback. Obscure double glazed window to rear, vinyl flooring, radiator, and a light neutral backdrop.

### Second Floor – Bedroom Three

Approached via stairs from the first-floor landing, with a small landing area lit by a double glazed skylight. The bedroom is built to regulations with skylight windows to both front and rear, radiator, and storage cupboards into the eaves. A neutral finish makes the room feel bright and inviting.

### Outside

To the front, a forecourt garden sets the house back from the pavement. The rear garden is enclosed with a concrete pathway, astro-turf lawn, raised decked seating area, and outside WC.

### Disclaimer

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(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales		EU Directive 2002/91/EC

