

# Crofts Street

ROATH, CARDIFF, CF24 3DY

GUIDE PRICE £260,000

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No Chain! This tastefully presented mid-terrace house in Roath offers an ideal opportunity for first-time buyers seeking a home with charm and practicality. Light-filled interiors, polished wooden floors, and a harmonious flow between living, dining, and kitchen areas create a welcoming environment. The three-bedroom layout includes a versatile third bedroom suitable for a home office or nursery, while the first floor bathroom is well-appointed with a walk-in shower and heated towel rail.

Externally, the property benefits from a neatly enclosed rear garden with a paved seating area, mature planting, and a storage shed. The home is perfectly positioned within Roath, a highly sought-after Cardiff district renowned for its vibrant community and excellent amenities. Residents enjoy a wide choice of independent shops, cafes, and restaurants, alongside nearby parks such as Roath Park and the scenic Roath Lake. Families benefit from reputable local schools, and excellent transport links provide swift access to Cardiff city centre and surrounding areas.

With its combination of character, practicality, and a prime location, this home represents an opportunity to embrace the charm of Roath while enjoying all the conveniences of city living.



# 922.00 sq ft

## Entrance and Hallway

A wooden front door with an obscure double-glazed glass panel opens into a welcoming hallway featuring polished wooden floors. Stairs rise to the first-floor landing, and a convenient under-stairs storage cupboard provides practical space. The hallway is warmed by a central radiator, setting the tone for the rest of the home.

## Living Room

Positioned at the front of the property, the living room is flooded with natural light from its double-glazed windows. Two radiators provide additional comfort, and charming built-in cupboards flank the chimney breast, adding both character and storage.

## Dining Room

The dining area enjoys views to the rear through double-glazed windows, allowing for a light and airy atmosphere. A second radiator ensures a cozy environment, and the polished wooden flooring flows seamlessly from the living area, enhancing the sense of space.

## Kitchen

The kitchen is fitted with a range of base units with laminate work surfaces, complemented by tiled flooring and a tiled splashback. A stainless-steel sink with drainer is accompanied by plumbing for a washing machine and dishwasher. Integrated appliances include a four-ring gas hob and an electric oven with grill. Double-glazed windows and a PVC door with an obscure glass panel open to the side, allowing access to the rear garden.

## First-Floor Landing

The landing, fitted with a radiator, offers access to the loft via a hatch and solid wooden bannister, providing potential for additional storage or future conversion.

## Bedroom One

A generous double room at the front of the house with double-glazed windows and a radiator, offering a bright and airy retreat.

## Bedroom Two

A comfortable double bedroom at the rear of the property, featuring double-glazed windows and a radiator.

## Bedroom Three

A versatile single bedroom with a side-facing double-glazed window and radiator, ideal for a guest room, home office, or nursery.

## Shower Room

The shower room is fully tiled and with laminate flooring, a walk-in shower, a sink, toilet, and heated towel rail. A double-glazed obscure window to the front ensures privacy while allowing natural light.

## Rear Garden

The rear garden is enclosed with a wooden fence to the left, a brick wall to the right, and a neighbour boundary to the rear. It features a small paved area, a mature flower bed, a storage shed, and a cold water tap, creating a low-maintenance outdoor space for relaxation.

## Disclaimer

\*Resident permits are typically subject to payment from Cardiff Council.

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