

Tewkesbury Street

ROATH, CARDIFF, CF24 4QR

OFFERS IN EXCESS OF £160,000

**Hern &
Crabtree**



Tewkesbury Street

SHARE OF FREEHOLD

Situated in the ever-popular district of Roath, this ground-floor one-bedroom flat offers an excellent opportunity for buyers seeking convenient city living with private outdoor space.

Flat 1, 43 Tewkesbury Street is entered via a shared hallway with charming original tiled flooring, leading into a well-proportioned bay-fronted living room with coved ceiling and wooden flooring.

The kitchen flows directly from the living area, fitted with composite work surfaces, tiled splashbacks, integrated cooking appliances, and space for essential white goods. Double-glazed patio doors open straight onto the private rear garden, ideal for relaxing or creating an outdoor dining spot. A small inner corridor provides practical built-in storage and connects to the double bedroom and the bathroom, which features a bath with shower over, tiled walls, and two double-glazed windows.

Externally, the garden includes a covered side path, stone boundary walls and a raised platform area, along with gated access to the rear alleyway. To the front, the property sits directly onto the pavement with residents' permit parking available.

Roath is one of Cardiff's most vibrant neighbourhoods, known for its parks, cafés, independent shops, and excellent access to the city centre. With strong transport links and a lively community atmosphere, it's a great choice for first-time buyers, downsizers, or investors.



Shared Entrance Hall

Entered via a shared front door into a communal hallway featuring original tiled flooring and meter cupboards. Leads to the private entrance for Flat 1

Reception/ Living Room

Accessed via a PVC door with two vertical obscure double-glazed panels. A bright space featuring a double-glazed bay window to the front, coved ceiling, wooden flooring, and radiator.

Kitchen

Continues with matching wooden flooring and includes a composite work surface, tiled splashback, and a selection of wall and base units. Appliances include an integrated four-ring gas hob, integrated electric oven and grill, and space for a fridge/freezer. There is also space and plumbing for a washing machine, a radiator, and the combi boiler. Double-glazed patio doors provide direct access to the rear garden.

Inner Corridor

A small corridor with wooden flooring and a built-in storage cupboard, connecting to the bedroom and bathroom.

Bedroom

A comfortable double bedroom with a double-glazed window to the side, coved ceiling, and radiator.

Bathroom

Fitted with a WC, wash hand basin, bath with integrated shower, and radiator. Includes tiled walls, laminate flooring, a double-glazed obscure window to the side, and a further double-glazed window to the rear.

Outside – Rear Garden

Accessed from the kitchen via patio doors. Features a covered path along the side of the building, stone boundary walls to neighbouring sides, a raised platform area, and a wooden lockable gate providing access to the rear alleyway.

Outside – Front

The property opens directly onto the pavement, with residents' permit parking available on the street.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure

We have been advised that this is a Share of Freehold. The freehold is held by a limited company which needs to 'file' each year with companies house that costs £12 (cost of last year) and is split between the 2 flats for £6 each
Lease Length - 999 years from 2014.



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		
England & Wales		EU Directive 2002/91/EC



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