

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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ARABELLA STREET  
ROATH



# ARABELLA STREET

ROATH, CF24 4SW - £240,000

OFFERS IN EXCESS OF £240,000, is this well presented two double bedroom home. The property has been extended and offers a kitchen diner, open plan lounge dining area and bathroom to ground floor. Upstairs there are two great size bedrooms. To the rear there is a generous size enclosed garden with a sunny aspect. Located just off Albany road, and minutes away from Roath Park, Cardiff city centre and the university hospital of Wales.. Within popular school catchment, it would make a lovely family home. You are also well placed to walk to train stations, and get onto the M4.

 2 bedroom(s)  1 bathroom(s)  746.00 sq ft

**HALLWAY**  
4.27m (14')

**LOUNGE DINING**  
4.14m x 6.20m (13'7" x 20'4")

**KITCHEN**  
3.78m x 2.97m (12'5" x 9'9")

**BATHROOM**  
1.85m x 2.92m (6'1" x 9'7")

**LANDING**

**BEDROOM ONE**  
4.11m x 2.95m (13'6" x 9'8")

**BEDROOM TWO**  
3.20m x 2.87m (10'6" x 9'5")

**GARDEN**

**TENURE**  
Freehold, but this is to be confirmed by your solicitor

**COUNCIL TAX**  
Band D

**SCHOOL CATCHMENT**  
Albany Primary School (year 2024-25)  
Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edem (year 2024-25)

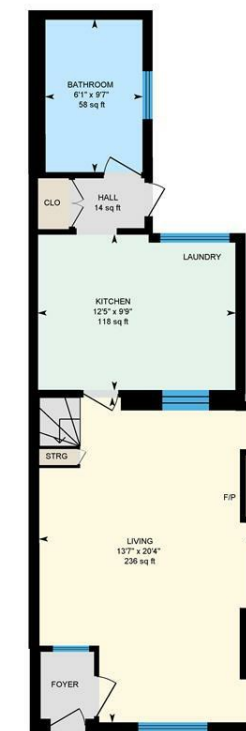
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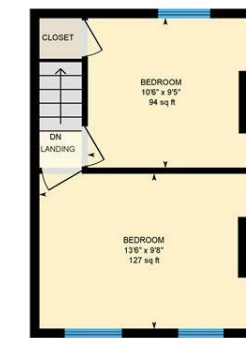
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Arabella St, Roath, CRF

Main Building: Total Interior Area 746.01 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.