

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ARABELLA STREET
ROATH



HALL

LOUNGE
3.00m x 3.86m (9'10" x 12'8")

SITTING ROOM
3.12m x 3.63m (10'3" x 11'11")

KITCHEN DINER
2.41m x 7.47m (7'11" x 24'6")

LANDING

FRONT BEDROOM
4.06m x 3.02m (13'4" x 9'11")

MIDDLE BEDROOM
2.44m x 3.63m (8' x 11'11")

BATHROOM
2.36m x 2.87m (7'9" x 9'5")

SECOND FLOOR LANDING

LOFT BEDROOM
3.58m x 4.37m (11'9" x 14'4")

GARDEN

COUNCIL TAX
Band D

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




SCHOOL CATCHMENT
Roath Park Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
* Subject to Availability *





ARABELLA STREET ROATH, CF24 4SY - £335,000

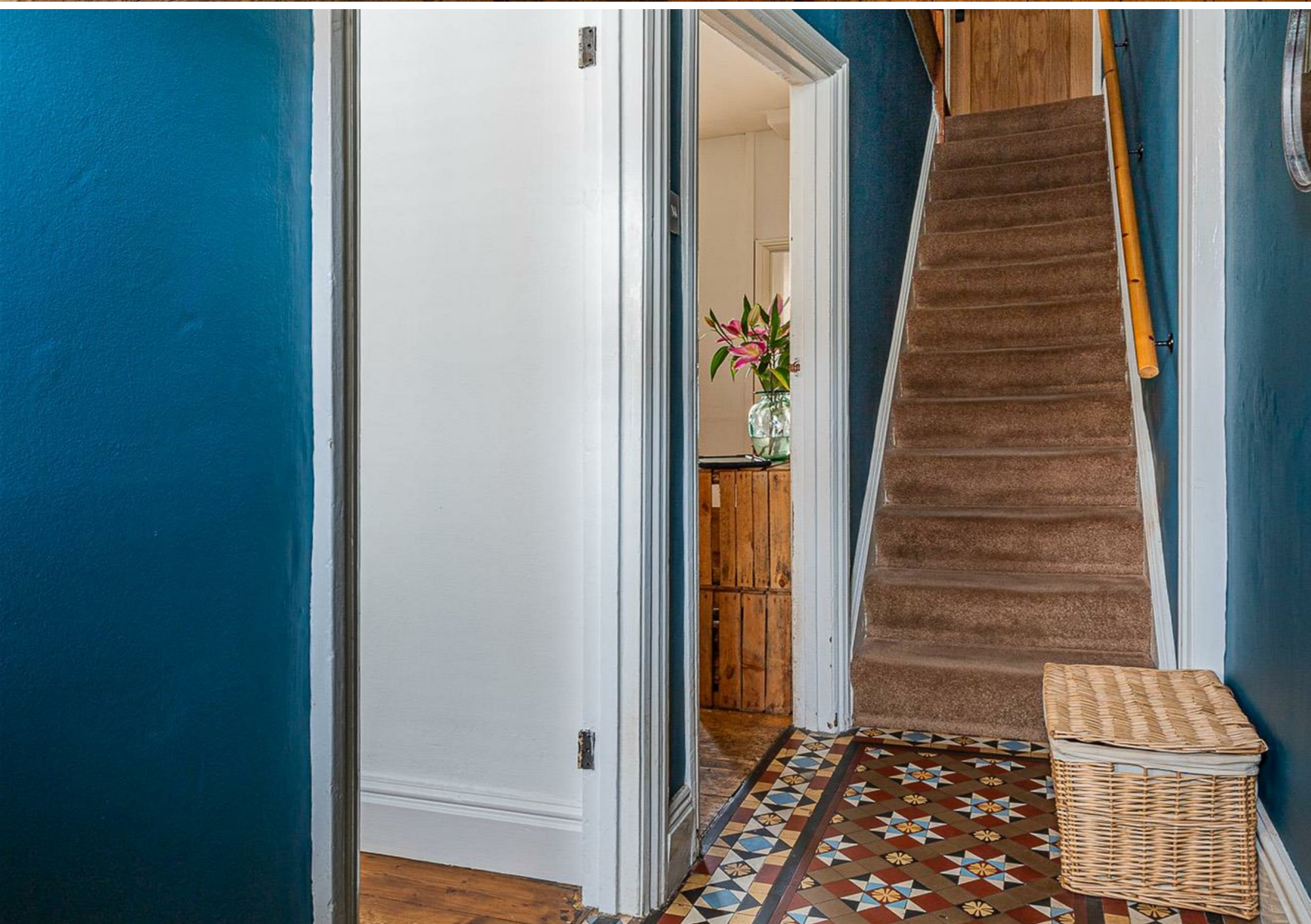
 3 Bedroom(s)  1 Bathroom(s)  1030.00 sq ft

*** OFFERS OVER £335,000 ***

We are pleased to offer for sale this beautifully presented and extended family home. Located in the popular Arabella street in the heart of Roath, you are well placed for local high street such as Wellfield Rd & Albany Rd, as well as Roath Park and a short walk to Cardiff city centre.

The property has a host of original features, mixed with modern additions, such as the wood burner. The accommodation briefly comprises: period entrance hall with original tiled floor, cost front bedroom, sitting / dining room, and a great size kitchen diner with solid wood units, and handy pantry. Upstairs there are two double bedrooms and large family bathroom on the first floor, then a dormer loft conversion on the second floor giving you the 3rd double bedroom. Further benefiting from a good size garden with a South Westerly aspect.

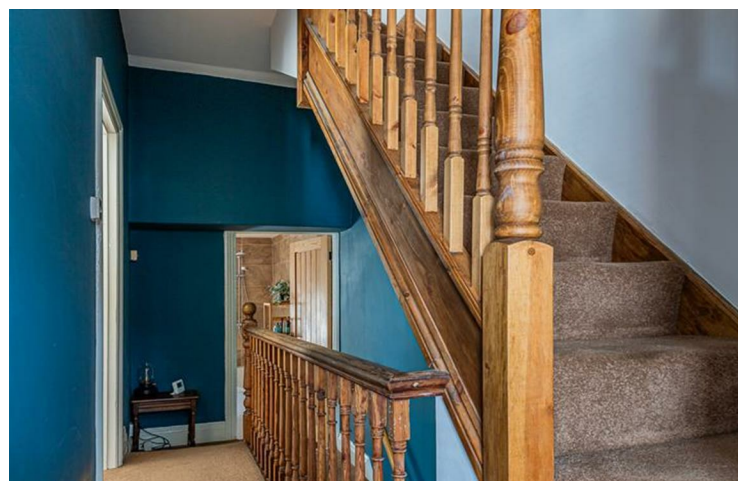
Located within highly desirable school catchment such as Roath Park Primary & Cardiff High school, making this a great family home.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





Arabella Street, Roath

Arabella St, Roath, CRF

Main Building: Total Interior Area 1028.75 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	