

128 Diana Street, Roath  
Cardiff  
CF24 4TU

**Entrance Hall**

Entered via a Upvc door with glazed inserts. Original tiled floor. Radiator. Through access to kitchen dining room. Panelled door leading into:



**Lounge 13'0" (into bay) x 9'6"**

A well-presented living room with bay window to front. Radiator



**Kitchen Dining Room 20'6" (max) x 10'6" 29'6"ax)**

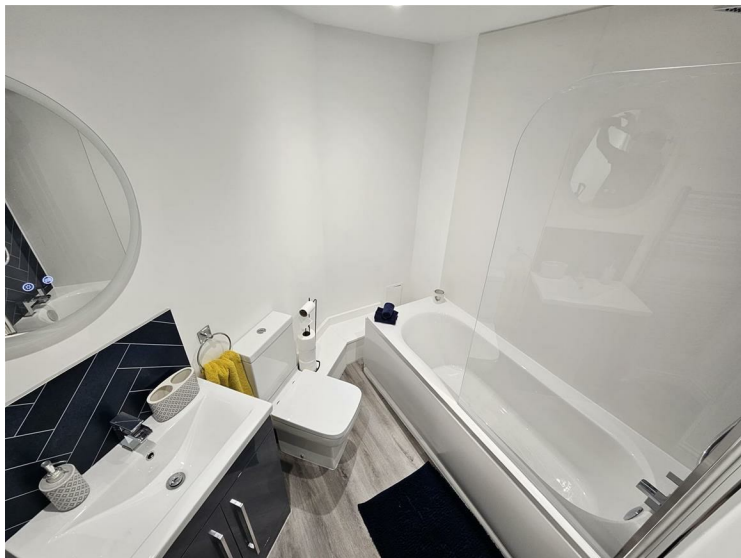
A light and spacious area housing a good selection of newly installed wall and base units incorporating worktop space and stainless-steel sink unit & mixer tap. Plumbing for washing machine. Integrated electric oven, hob & extractor canopy. Tiled splash backs. Grey 'Amtico' luxury rustic wood LVT floor. Radiator. Stairwell rising to first floor landing. Upvc glazed door leads out to garden. Wall mounted 'Baxi' gas combination boiler fires

domestic hot water and central heating. Paneled door leads into:



**Bathroom W.C.**

A well-designed bathroom featuring a quality suite comprising of low-level W.C. Vanity unit with wash hand basin. Paneled bath incorporating chrome mains fed mixer shower. Glazed screen. Chrome heated towel rail. 'Amtico' floor.



**First Floor Landing**

Panelled doors off leading off to two bedrooms. Window to rear. Staircase leading up to third bedroom

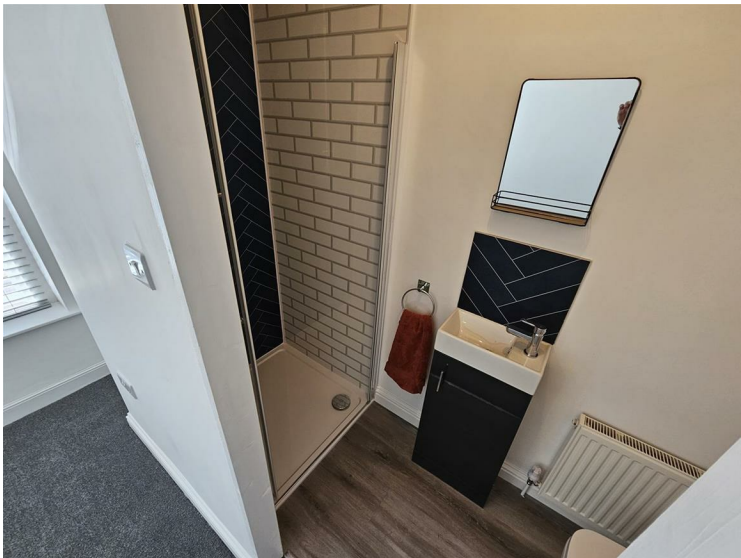
**Bedroom One 10'10" x 9'10" (min)**

Double bedroom with two windows to front. Radiator. Sliding door leading into



**En Suite Shower Room W.C.**

With suite comprising low level W.C. Vanity unit with wash hand basin & glazed cubicle incorporating a chrome mains fed mixer shower. Radiator



**Bedroom Two 10'3" x 7'7"**

Decent sized bedroom. Window to rear. Radiator

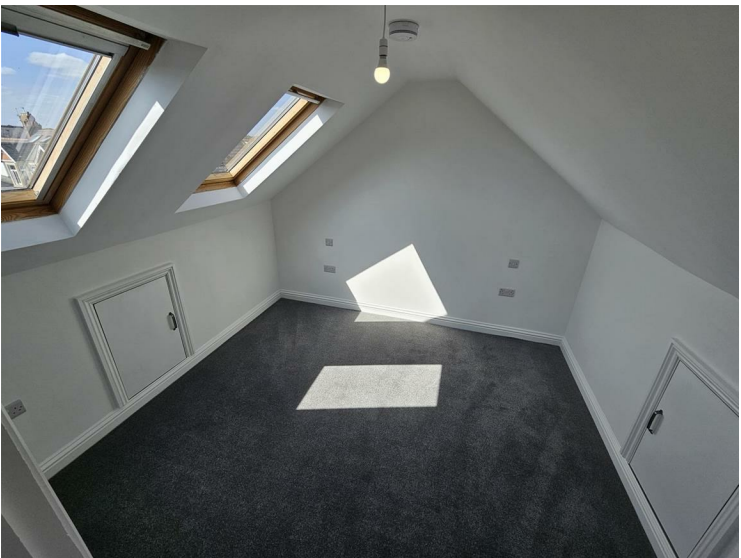


**Second Floor Landing**

Panelled door leading into:

**Bedroom Three 12'6" (max) x 10'5"**

A good sized bedroom Two 'Velux' windows to roof. Storage cupboards to eaves



**Front Forecourt**

A small concrete and tiled area enclosed by block work & access via a decorative wrought iron gate.

**Side / Rear Garden**

A good sized level plot based with stone. Block built wall with double timber doors that offer off road parking.





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	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

### PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

### TENURE

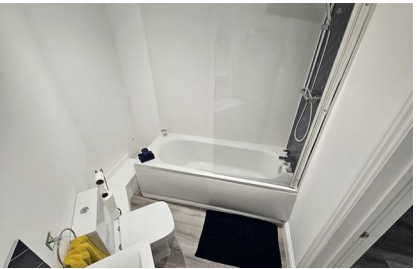
The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

### VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



## 128 Diana Street, Roath, Cardiff, CF24 4TU



Located At This Popular Area Being Handily Place For The Various Shops, Cafe's & Bars At Both Albany & Wellfield Road Together With The Recreational Facilities At Nearby Roath Park Can Be Found This Refurbished Traditional Built Bay Fronted End Of Terrace House With Garden To Side That Offers Off Road Parking. The Property Has Recently Been Updated Through Out To A Very High Standard Offering Accommodation Over Three Floors. Entrance Hall, Lounge, 20' Spacious Open Plan Fitted Kitchen Dining Room With Integrated Oven & Hob, Ground Floor Quality Bathroom W.C. & Shower, Three Bedrooms With Ensuite Shower Room W.C. To Master. Upvc Windows & Doors. Gas Central Heating With Combination Boiler. Decorated Throughout & Ready To Move In To. Council Tax Band 'D' Energy Rating 'C' Viewing Highly Recommended.

£299,950 Freehold

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