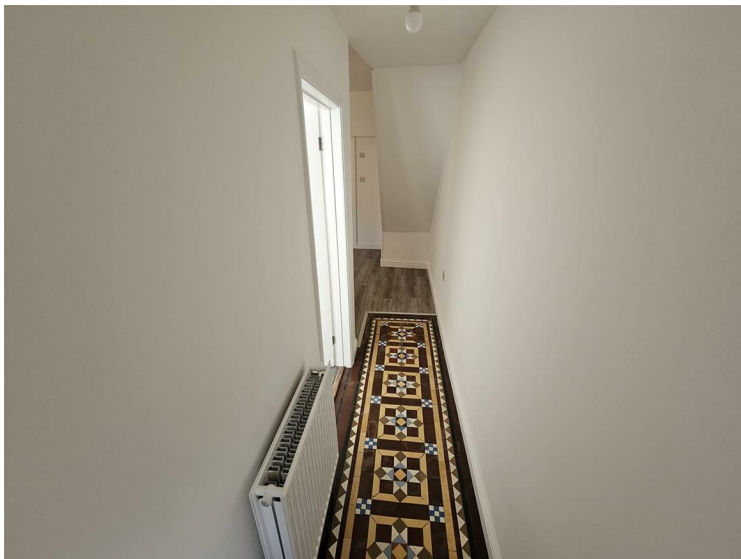


128 Diana Street, Roath
Cardiff
CF24 4TU

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)

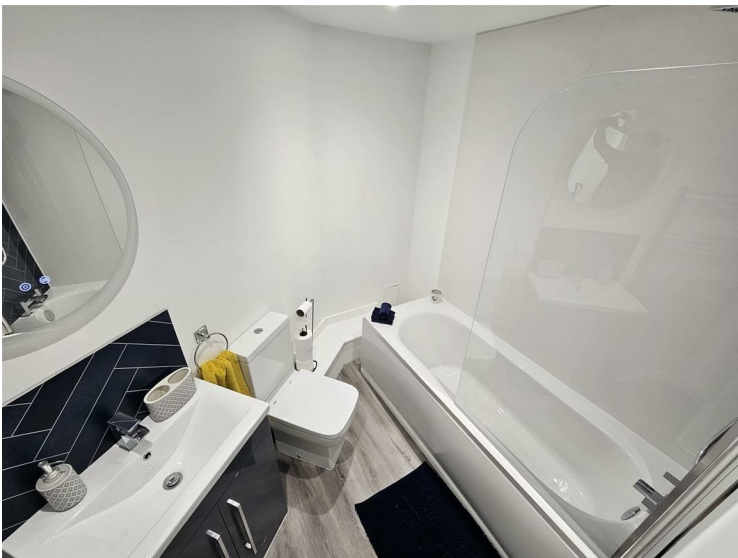
A light and spacious area housing a good selection of newly installed wall and base units incorporating worktop space and stainless-steel sink unit & mixer tap. Plumbing for washing machine. Integrated electric oven, hob & extractor canopy. Tiled splash backs. Grey 'Amtico' luxury rustic wood LVT floor. 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

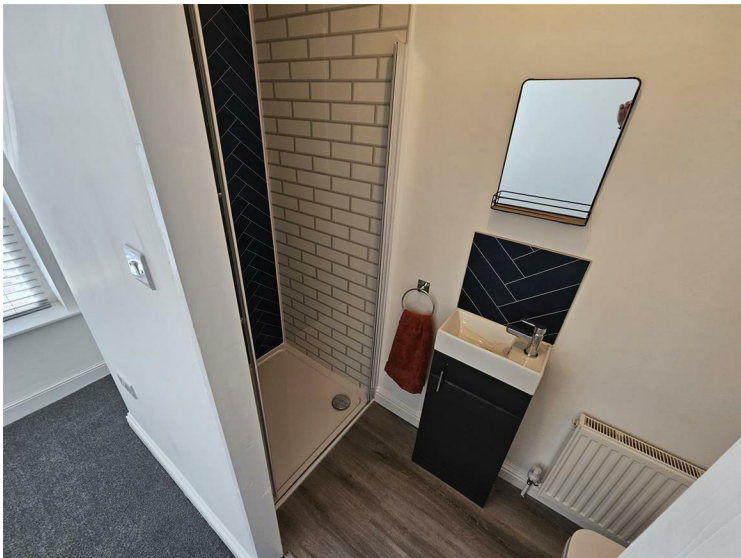
Bedroom One 10'10" x 9'10" (min)

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.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



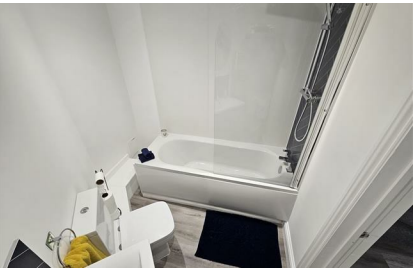
498 Cowbridge Road East,
Victoria Park,
Cardiff
CF5 1BL

Tel: 029 2055 3056
Fax: 029 2056 5761

property sales lettings property management



128 Diana Street, Roath, Cardiff, CF24 4TU



OFFERED FOR PROFESSIONAL LET. Fully refurbished and immaculately presented traditional end of terrace house with three bedrooms and garden to the side, that offers off road parking. Located in the highly sought after area of Roath, Cardiff and a short walk to various shops, cafes and bars and also Roath Park and the beautiful Roath lake. Great transport links into the city centre. The accommodation briefly comprises entrance hallway with original Victorian tiles, lounge with bay window to front, spacious 20' open plan kitchen/diner, ground floor quality bathroom, three bedrooms (over two floors), master with ensuite shower and WC. *Ready to move in to. Viewing Highly Recommended.* Energy Rating 'C' Council Tax 'D'