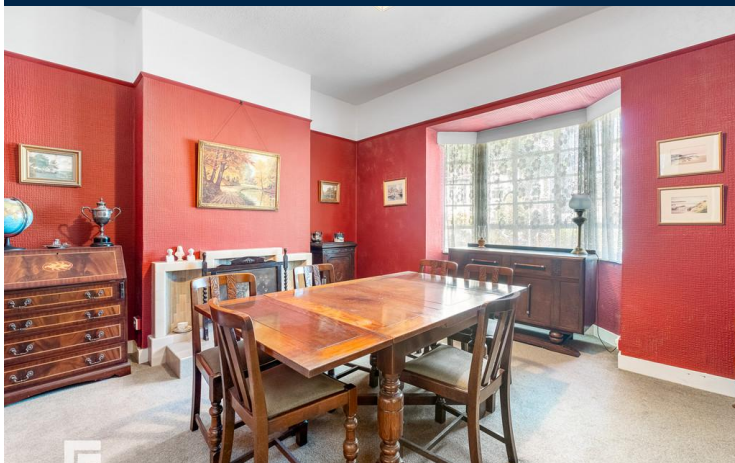




OAKFIELD STREET  
ROATH  
CARDIFF CF24 3RD

ASKING PRICE OF  
**£425,000**



SEMI DETACHED HOUSE



**3**



**1**



**2**



**3**

**\*INCREDIBLY BRIGHT AND SPACIOUS, THREE BEDROOM, SEMI-DETACHED HOUSE\*** MGY are delighted to bring to market this traditional, three bedroom, semi-detached house situated on Oakfield Street in Roath. The accommodation briefly comprises entrance hallway, lounge, sitting room, kitchen/diner, utility room, downstairs WC, three bedrooms, bathroom and separate WC. The property further benefits from having a conservatory, basement, is chain free, and has a great sized, South facing garden. **\*Viewing highly recommended\***

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,987 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from front garden. Carpet to floor. Radiator. Pendant light fitting. Power points. Doors to lounge, sitting room, dining room, kitchen and basement. Stairs rising to first floor.

#### **LOUNGE**

Carpet to floor. Pendant light fitting. Large traditional bay window to front aspect. Power points. Telephone point. Picture rail. Feature fireplace. Radiator.

#### **SITTING ROOM**

Carpet to floor. Picture rail. Pendant light fitting. Power points. Radiators. Double glazed door leading to rear garden. Fireplace.

#### **KITCHEN/DINER**

Vinyl flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring electric hob with extractor above. Integrated oven and grill. Space for appliances such as fridge/freezer. Tiled splashback. Window to side aspect. Pendant light fitting. Power points. Radiator. Door to utility.

#### **UTILITY ROOM**

Base units with worktops over incorporating stainless steel sink and drainer with tap over. Space and plumbing for washing machine and tumble dryer. Tiled splashback. Wall mounted boiler. Strip LED light. Door leading to rear garden. Opening into downstairs WC.

#### **WC**

Vinyl flooring. Pedestal wash hand basin with hot and cold tap over. Radiator. Pendant light fitting. WC. Storage cupboard. Door leading to conservatory.

#### **CONSERVATORY**

Carpet to floor. Door leading to rear garden.

#### **FIRST FLOOR**

Carpet to stairs. Split level landing. Pendant light fitting. Radiator. Doors to WC, bathroom and three bedrooms. Window to side aspect.

#### **MASTER BEDROOM**

Carpet to floor. Two double glazed windows to front aspect. Pendant light fitting. Power points. Radiator.

#### **BEDROOM TWO**

Carpet to floor. Pendant light fitting. Double glazed window to rear aspect. Picture rail. Power points. Radiator.

#### **BEDROOM THREE**

Carpet to floor. Feature fireplace. Pendant light fitting. Power points. Double glazed window to side aspect. Radiator.

#### **BATHROOM**

Carpet to floor. Double glazed window to side aspect. Pendant light fitting. Panelled bath with hot and cold tap over. Pedestal wash hand basin with hot and cold tap over. Storage cupboard. Radiator. Opening into storage area with window to rear aspect.

#### **WC**

Carpet to floor. Pendant light fitting. Obscure window to side aspect. WC.



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## OUTSIDE

Front - Well maintained lawn. Mature shrub and plant border. Pathway leading to front door. Side gate access.

Rear - Well maintained and South facing rear garden.

Outside storage and large garage with electric and storage.

Wall border. Lawn area with mature shrubs and plants.

Outside storage. Wall border. Lawn area with mature shrubs and plants.

## TENURE

MGY have been advised that the property is FREEHOLD.





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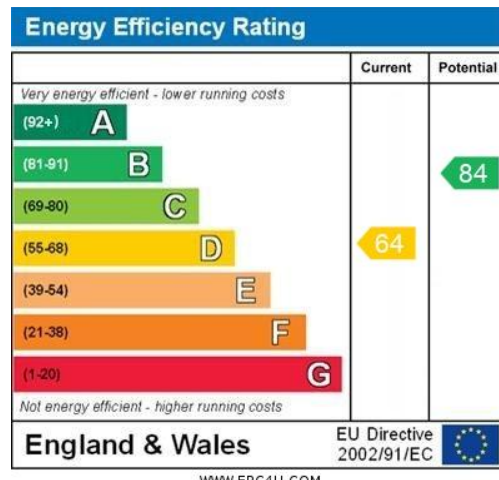
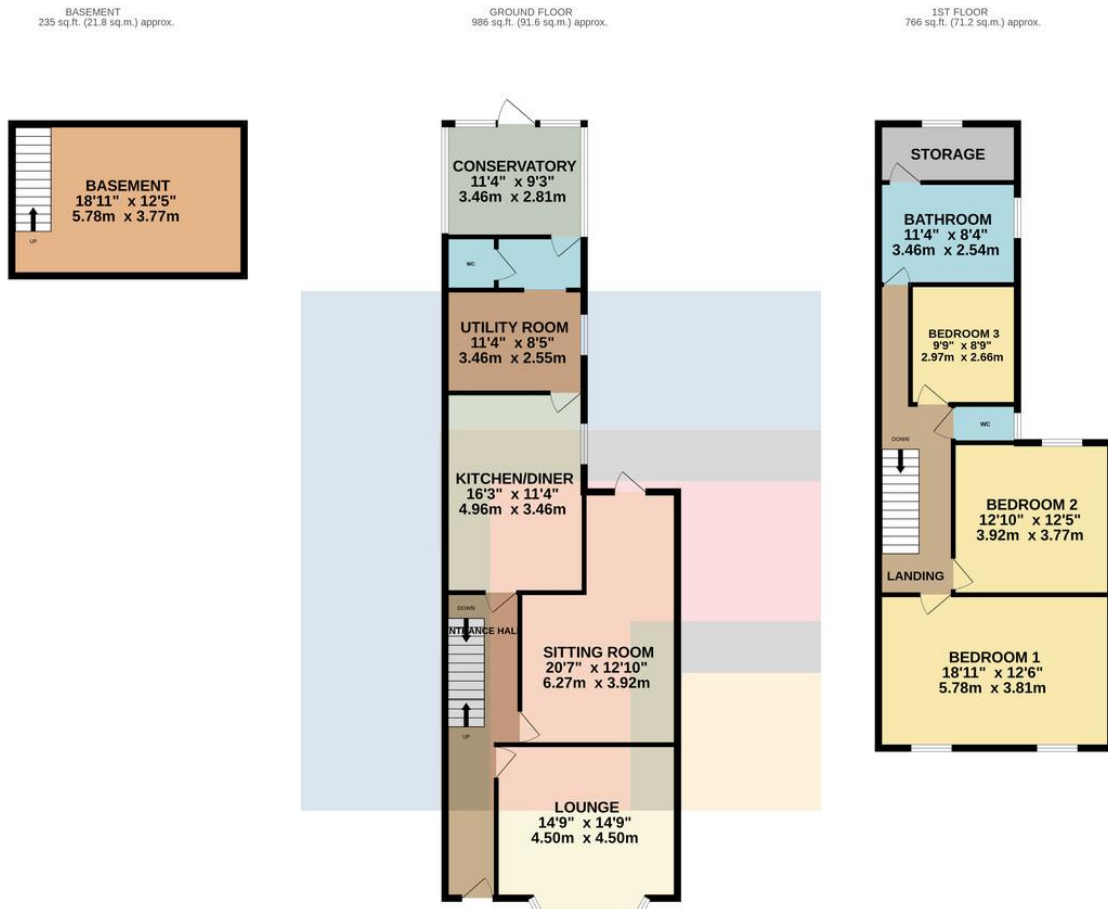




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**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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