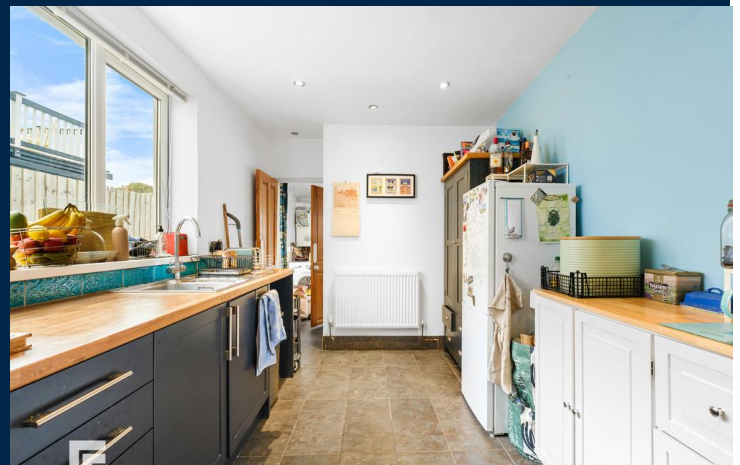




RICHARDS TERRACE
ROATH
CARDIFF CF24 1RU

ASKING PRICE OF
£299,950



MID TERRACED HOSUE



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BEAUTIFULLY PRESENTED, THREE BEDROOM FAMILY HOME IN ROATH MGY are delighted to bring to market this immaculately presented, three bedroom, mid-terraced house situated in the highly sought after area of Roath, Cardiff. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, bathroom, utility area, three bedrooms and WC. The property further benefits from a good sized and low maintenance rear garden, double glazing and gas central heating throughout. *Viewing highly recommended*

ENTRANCE HALL

Entered via front door leading from street. Carpet to floor. Dado rail. Pent light fitting. Radiator with cover. Power points. Doors to lounge/diner and kitchen. Stairs rising to first floor.

LOUNGE/DINER

26' 2" x 13' 5" (8.0m x 4.1m)
Carpet to floor. Double glazed uPVC bay window to front aspect. Double glazed uPVC French doors leading to rear garden. Pendant light fittings. Power points. TV and telephone points. Original fireplace with wooden mantle surround and marble base. Radiators. Alcoves with shelving.

KITCHEN

14' 1" x 8' 2" (4.3m x 2.5m)
Tiled flooring. Spotlights. Fitted kitchen with a range of wall, base and drawer units with wooden round edged worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and induction hob with extractor fan above and oven beneath. Tiled splashbacks. Double glazed uPVC window to side aspect. Power points. Space for appliances such as fridge/freezer and dishwasher. Radiator. Door to utility area.

UTILITY AREA

6' 2" x 2' 7" (1.9m x 0.8m)
Newly fitted wall mounted boiler. Space and plumbing for washing machine. Door to WC. Spotlights. Tiled flooring. Double glazed uPVC door leading to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,152 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BATHROOM

7' 10" x 5' 2" (2.4m x 1.6m)
Tiled flooring and partially tiled walls. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Walk in shower cubicle with mains powered shower over. Double glazed uPVC to rear aspect. Chrome heated towel rail. Extractor.

FIRST FLOOR

Split level landing. Carpet to floor. Pendant light fitting. Loft hatch. Dado rail. Doors to all bedrooms and WC.

MASTER BEDROOM

17' 4" x 11' 9" (5.3m x 3.6m)
Exposed wooden floorboards. Two double glazed uPVC windows to front aspect. Pendant light fitting. Power points. Radiator. Fitted wardrobes with sliding mirror doors. Two alcoves.

BEDROOM TWO

13' 1" x 12' 1" (4.0m x 3.7m)
Exposed wooden floorboards. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting. Two alcoves.

WC

5' 6" x 3' 3" (1.7m x 1.0m)
Floorboards. WC. Double glazed uPVC obscure window to side aspect. Pendant light fitting. Vanity wash hand basin with mixer tap over and storage beneath.

BEDROOM THREE

9' 6" x 8' 2" (2.9m x 2.5m)
Exposed wooden floorboards. Double glazed uPVC window to rear aspect. Pendant light fitting. Power points. Radiator. Loft hatch.

GARDEN

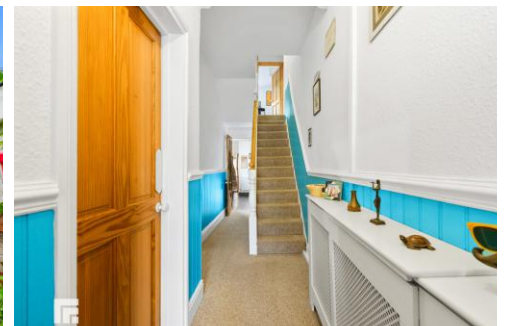
West facing garden with gated rear lane access. Shingled area. Partially paved and partial lawn. Brick and fence borders. Decking. Flowerbeds. Pond. Greenhouse. Two sheds. Outside tap.

TENURE

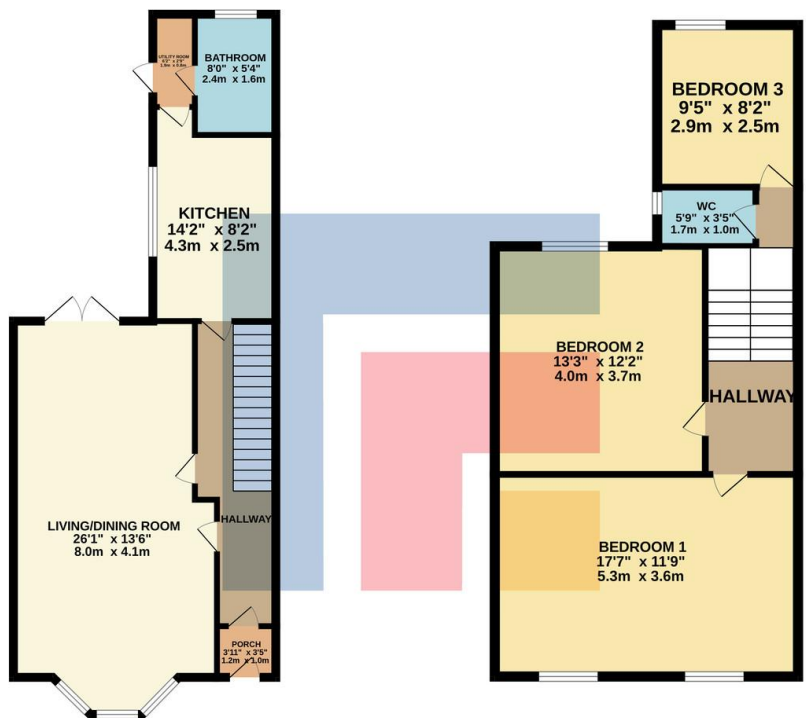
MGY have been advised that the property is FREEHOLD.



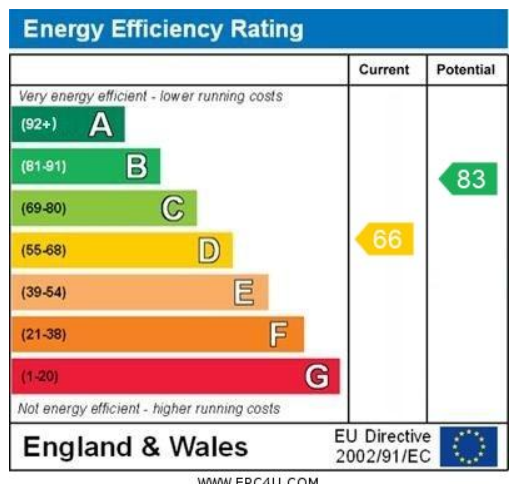
RICHARDS TERRACE, ROATH, CARDIFF CF24 1RU



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TOTAL FLOOR AREA: 1133 sq ft (105.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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