



Plasnewydd Road, Roath Cardiff CF24 3EN

welcome to

Plasnewydd Road, Roath Cardiff

A traditional mid-terrace home in the heart of Roath, ideally located within walking distance of Albany Road, Wellfield Road and Cardiff City Centre, with excellent access to the A48/M4. Offering lounge/dining area, fitted kitchen, bathroom and two bedrooms. Viewing Highly Recommended!

Ground Floor

Entrance

Via a double glazed front door into:

Hall Area

Tiled flooring and opens to:

Lounge/Dining Area

24' 5" x 13' 5" (7.44m x 4.09m)

Double glazed window to front aspect, stairs rising to first floor, laminate flooring, shelved alcoves with shelving and cupboards, two radiators, powerpoint and access to:

Kitchen Area

16' 6" x 12' 3" (5.03m x 3.73m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine, dishwasher and fridge/freezer, tiled splashback, powerpoints, tiled flooring, door providing access to rear garden and access to:

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiled flooring, tiled walls and double glazed obscure window to rear aspect.

First Floor

Bedroom One

13' 5" x 12' (4.09m x 3.66m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Two

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to rear aspect, radiator and powerpoint.

Outside

Rear Garden

Enclosed with established shrubs.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Plasnewydd Road,
Roath Cardiff

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£230,000



view this property online allenandharris.co.uk/Property/ROA115044



Property Ref:
ROA115044 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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