Asking Price
£325,000

Werfa Street,
Roath, Cardiff,
CF23 5EW

THOMAS H
WOOD

3 Bedrooms
House - Mid Link Terrace

A rare and exciting opportunity to acquire a traditional three-bedroom mid-terrace home, offering exceptional potential within one of Cardiff's most desirable and consistently popular residential locations.

Situated on the ever-popular Werfa Street, this attractive period property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes or for investors seeking their next refurbishment project. Although requiring modernisation throughout, the property offers generous proportions, an abundance of original character and outstanding scope to improve, extend and add significant value, subject to the necessary planning permissions.

The accommodation briefly comprises an entrance hallway, lounge, separate dining room and generous kitchen to the ground floor. Upstairs are three well-proportioned bedrooms and a family bathroom.

The location is undoubtedly one of the property's greatest assets. Roath Recreation Ground is just a short walk away, offering extensive open green space, whilst the vibrant cafés, restaurants, independent shops and everyday amenities of Albany Road and Wellfield Road are all within easy reach. Cardiff City Centre is readily accessible together with excellent public transport links, making this an outstanding location for both owner occupiers and investors alike.

Competitively priced to encourage strong early interest, this represents a fantastic opportunity to secure a property with enormous potential in one of Cardiff's most sought-after neighbourhoods.

ENTRANCE HALLWAY
Entered via hardwood front door into entrance hallway with staircase rising to the first floor and doors leading to the principal ground floor accommodation.

LOUNGE
11'3" x 14'7"
A spacious principal reception room overlooking the front aspect with high ceilings, ornate coving deep skirting boards and excellent potential to create an impressive living space.

SITTING ROOM
9'4" x 12'0"
An ideal second reception room with feature fireplace.

KITCHEN
10'4" x 12'2"
A good-sized kitchen overlooking the rear garden, providing excellent scope for complete refurbishment and redesign.

Features

- Traditional Three Bedroom Mid-Terrace Home
- Requiring Modernisation Throughout
- Three Reception Rooms
- Generous Kitchen
- Walking Distance To Roath Recreation Ground
- Moments From Albany Road And Wellfield Road
- Excellent Public Transport Links To Cardiff City Centre
- No Onward Chain

FIRST FLOOR
LANDING

Doors leading to all first-floor accommodation.

BEDROOM ONE
15'2" x 14'8"
A generous principal double bedroom overlooking the front aspect. Dual aspect and ample space to configure a well-appointed master bedroom.

BEDROOM TWO
10'0" x 16'9" (max)
A spacious second double bedroom overlooking the rear aspect. There is an opportunity to create a fourth bedroom or extend the size of the bathroom.

BEDROOM THREE
9'3" x 12'1"
A well-proportioned third bedroom overlooking the rear aspect.

BATHROOM
6'7" x 6'8"
A three piece suite offering potential to extend into bedroom 2.

OUTSIDE

FRONT
Traditional forecourt frontage characteristic of the surrounding homes.

REAR
An enclosed rear garden offering excellent potential for landscaping and outdoor entertaining.

TENTURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
BAND F

EPC
TBC

3 BEDROOMS

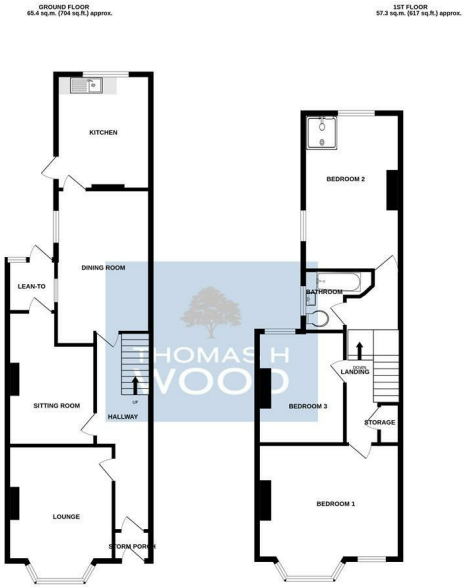
1 BATHROOMS

2 RECEPTION ROOMS

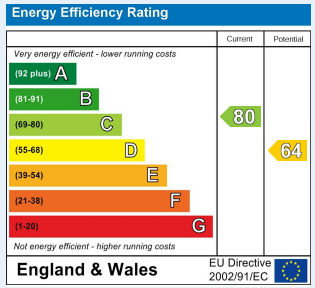
ENERGY RATING: C

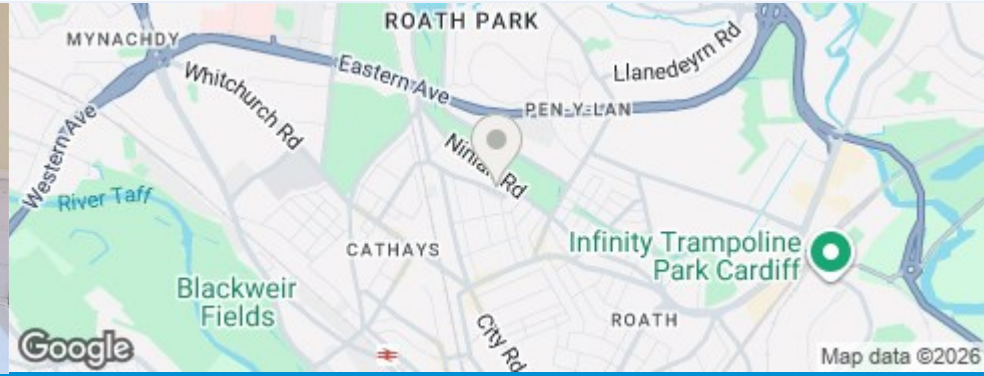
Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 122.70 sq ft
- Current EPC Rating: C
- Potential EPC Rating: D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





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