



**Mackintosh Place, Roath Cardiff CF24 4RP**

**welcome to**

## **Mackintosh Place, Roath Cardiff**

A double-bay end-terrace in prime Roath location.

Three reception rooms, kitchen, shower room, four bedrooms and bathroom. Front forecourt, enclosed garden, double garage, and gas central heating. Viewing recommended.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Stairs rising to first floor, radiator and access to:

#### **Reception Room One**

14' 1" x 12' 4" ( 4.29m x 3.76m )

Bay window to front aspect, feature fireplace, radiator and powerpoints.

#### **Reception Room Two**

16' 10" x 12' 4" ( 5.13m x 3.76m )

Radiator, powerpoints and door providing access to:

#### **Shower Room**

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and door providing access to rear garden.

#### **Reception Room Three**

15' x 10' 2" ( 4.57m x 3.10m )

Window to side aspect, powerpoints, radiator and doors providing access to:

#### **Kitchen Area/ Dining Area**

12' 5" x 10' ( 3.78m x 3.05m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, wall mounted boiler, powerpoints, window to rear aspect and door to side providing access to garden.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

16' 4" x 11' 10" ( 4.98m x 3.61m )

Bay window to front aspect, radiator and powerpoints.

#### **Bedroom Two**

11' 6" x 10' 4" ( 3.51m x 3.15m )

Window to rear aspect, radiator and powerpoints.

#### **Bedroom Three**

11' 7" x 9' 10" ( 3.53m x 3.00m )

Window to rear aspect, radiator and powerpoint.

#### **Bedroom Four**

8' 2" x 6' 10" ( 2.49m x 2.08m )

Window to side aspect, radiator and powerpoint.

#### **Bathroom**

Fitted with a three piece suite bath, WC, wash hand basin and window to side aspect.

### **Outside**

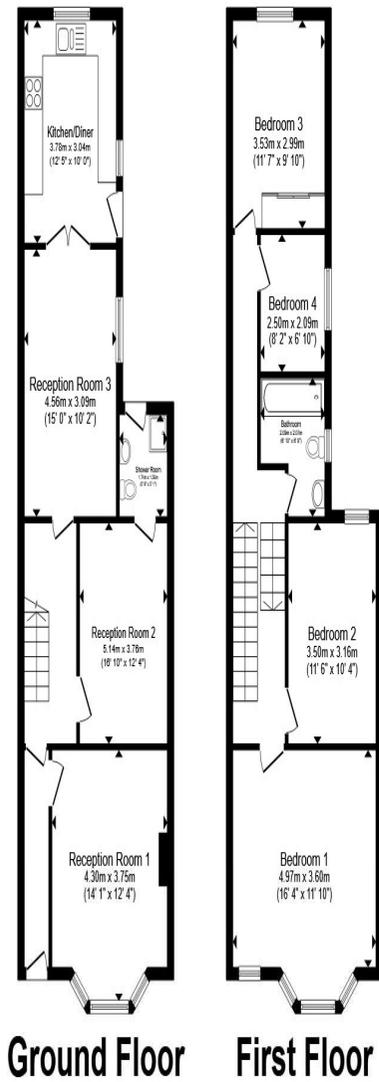
#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

Enclosed, mainly paved with access to:

#### **Double Garage**



Total floor area 126.6 m<sup>2</sup> (1,362 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](http://www.propertybox.io)



**welcome to**  
**Mackintosh Place,**  
**Roath Cardiff**

- Traditional double bay-fronted end-terrace
- Highly sought-after Roath location
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room
- Four Bedrooms
- First Floor Bathroom
- Double Garage

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

**£375,000**



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Property Ref:  
ROA114582 - 0003

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