



Albany Road, Roath Cardiff CF24 3RW

welcome to

Albany Road, Roath Cardiff

No Onward Chain. An attractive traditional double bay-fronted family home offering spacious accommodation including three reception rooms, fitted kitchen and ground-floor wet room. Upstairs are four bedrooms, a bathroom and separate WC. Further benefits include front forecourt and rear garden.

Auctioneer's Comments

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Ground Floor

Entrance

Via a wooden front door into:

Hallway

Stairs rising to first floor, radiator and access to:

Reception Room One

18' 2" x 14' 2" (5.54m x 4.32m)

Double glazed bay window to front aspect, feature fireplace, radiator and powerpoint.

Reception Room Two

15' 7" x 11' 10" (4.75m x 3.61m)

Feature fireplace, powerpoint and access to inner hallway.

Reception Room Three

12' 4" x 10' 10" (3.76m x 3.30m)

Window to rear aspect, feature fireplace, powerpoint and door providing access to kitchen.

Inner Hall

Door providing access to rear garden and doors providing access to:

Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

Fitted with a range of wooden wall and base level units with complementary work surfaces over, sink unit, wall mounted hot water tap, spaces for cooker and fridge/freezer, extractor hood, powerpoints and double glazed windows to side and rear aspect.

Wet Room

Fitted with a wet room area housing shower, WC, wash hand basin and double glazed obscure window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

18' 7" x 13' 3" (5.66m x 4.04m)

Double glazed bay window to front aspect, feature fireplace, powerpoints and radiator.

Bedroom Two

14' 10" x 10' 6" (4.52m x 3.20m)

Double glazed window to rear aspect, wash hand basin inset to unit, powerpoint and fitted cupboard.

Bedroom Three

12' 6" x 9' 5" (3.81m x 2.87m)

Double glazed window to rear aspect, wash hand basin inset to unit, powerpoint, radiator and fitted cupboard.

Bedroom Four

9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed window to front aspect, radiator and powerpoint.

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin, bidet, radiator, wall mounted boiler and double glazed obscure window to rear aspect.

Separate Wc

Fitted with a WC, radiator and double glazed obscure window to side aspect.

Outside

Front Forecourt

Low brick wall boundary, established shrubs and steps leading up to front entrance.

Rear Garden

Enclosed with raised patio area and path leading to garage.

Garage

17' 4" x 15' 9" (5.28m x 4.80m)

With roller shutter door, sink unit and powerpoint.



Total floor area 203.8 m² (2,193 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
Albany Road,
Roath Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Double Bay Fronted End Terraced Home
- Four Bedrooms

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

guide price

£350,000



view this property online allenandharris.co.uk/Property/ROA114179



Property Ref:
ROA114179 - 0002

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