



Treharris Street, Roath Cardiff CF24 3HL

welcome to

Treharris Street, Roath Cardiff

NO ONWARD CHAIN! A three bedroom mid terraced home situated in the ideal location of ROATH within walking distance of the Albany Road/Wellfield Road shopping area and Cardiff City Centre. The property further benefits from gas central heating and enclosed rear garden. Viewing highly recommended!

Ground Floor

Entrance

Via a single glazed front door into:

Hallway

Stairs rising to first floor, block wooden flooring and access to:

Lounge Area

11' 7" Max x 9' 8" Max (3.53m Max x 2.95m Max)

Single glazed window to front aspect, radiator and opens to:

Dining Area

13' 9" Max x 13' 2" Max (4.19m Max x 4.01m Max)

Single glazed window to rear aspect, radiator and access to:

Kitchen Area

8' 10" x 7' 11" (2.69m x 2.41m)

Fitted with wall and base level units with complementary work surface over, sink unit, spaces for cooker, washing machine and fridge/freezer, extractor, vinyl flooring, double glazed window to side aspect and single glazed wooden door providing access to rear.

Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, pvc clad walls, radiator, vinyl flooring and double glazed window to rear aspect.

First Floor

Landing

Loft hatch, fitted linen cupboard and doors providing access to:

Bedroom One

13' 3" Max x 11' 5" Max (4.04m Max x 3.48m Max)

Two single glazed windows to front aspect, radiator and breast wall with original fireplace.

Bedroom Two

14' Max x 7' 9" Max (4.27m Max x 2.36m Max)

Single glazed window to rear aspect, radiator and breast wall with original fireplace.

Bedroom Three

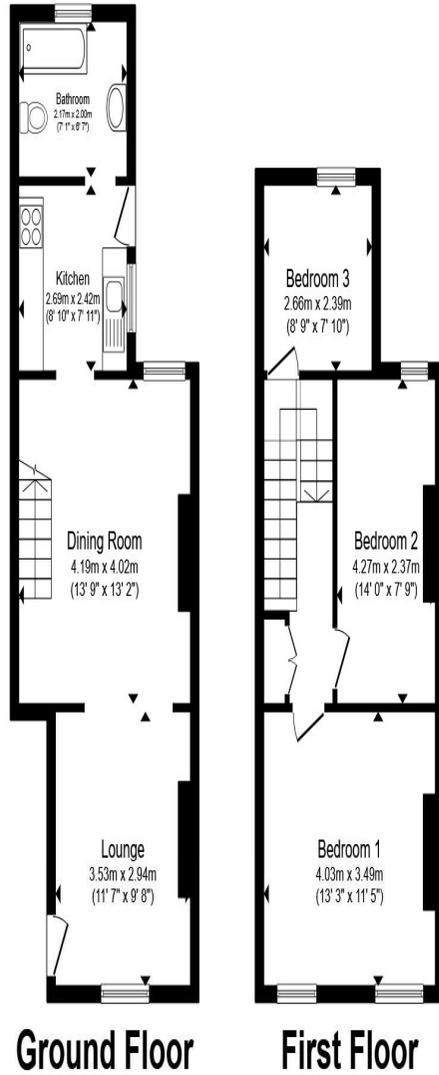
8' 9" x 7' 10" (2.67m x 2.39m)

Single glazed window to rear aspect, radiator and wall mounted combi boiler.

Outside

Rear Garden

Enclosed with raised beds and wooden shed to remain.



Total floor area 81.6 m² (878 sq.ft.) approx

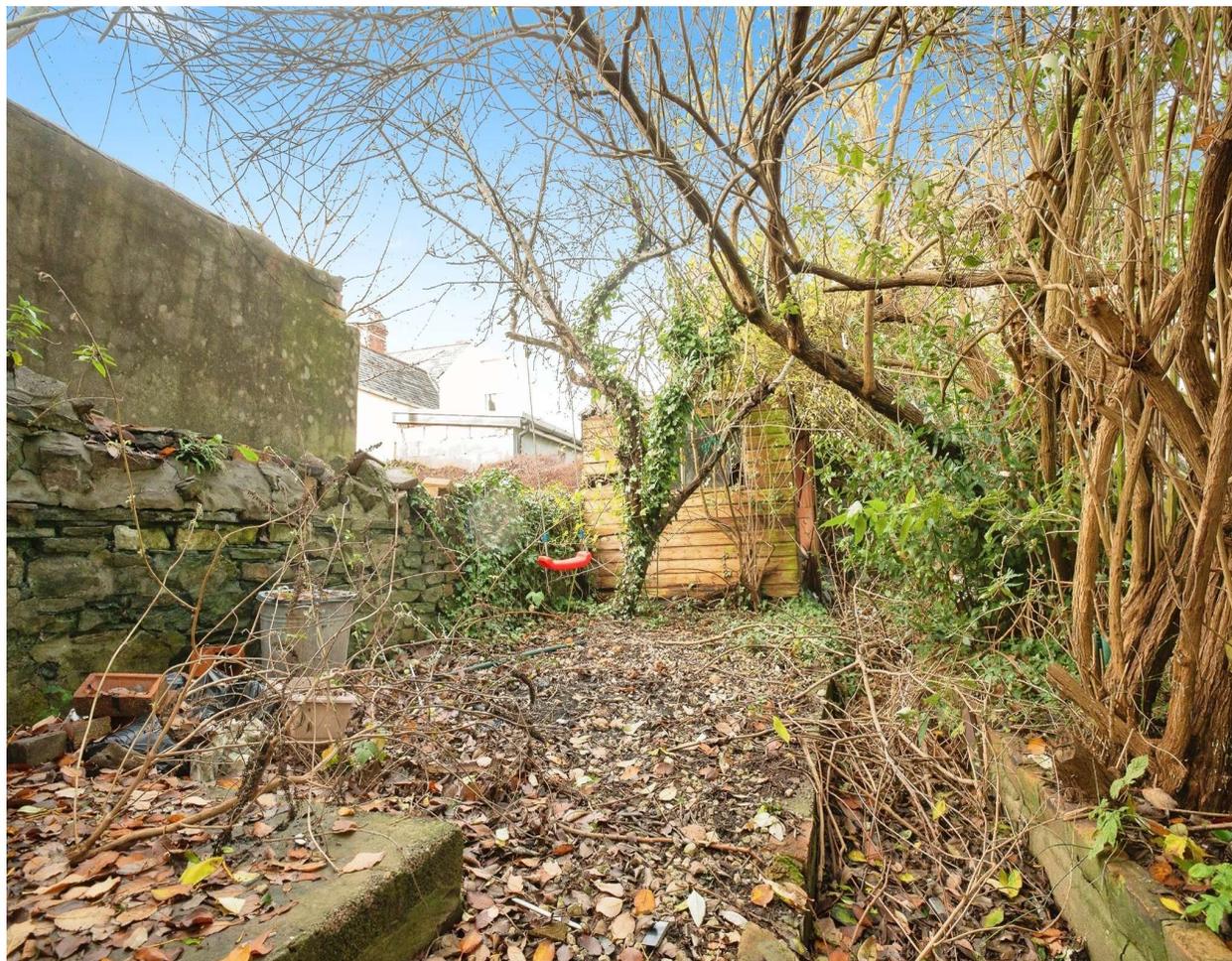
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

welcome to
Treharris Street,
Roath Cardiff

- Mid Terraced Home
- Three Bedrooms
- Open Plan Lounge Area and Dining Area
- Fitted Kitchen
- Ground Floor Bathroom

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

£250,000



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Property Ref:
ROA114472 - 0004

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