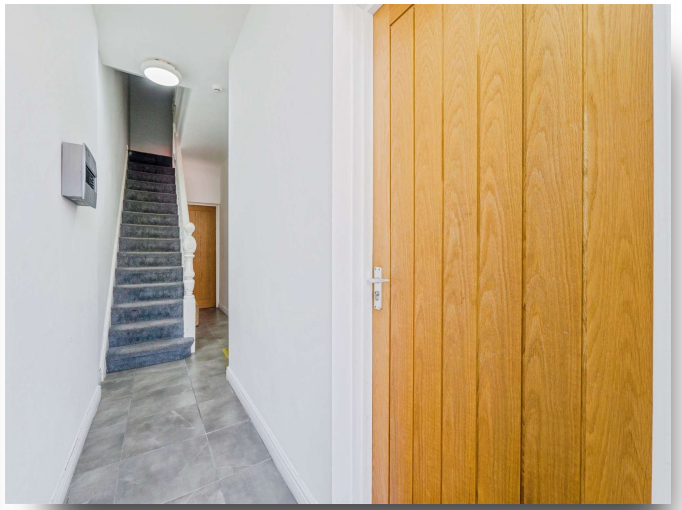






Kincraig Street,Roath Cardiff CF24 3HW

allen & harris

welcome to

Kincraig Street, Roath Cardiff

Ideal investment opportunity in sought-after Roath! This end-terraced property is split into three self-contained flats, comprising one one-bedroom, one two-bedroom and one three-bedroom flat, offering excellent rental potential within easy reach of Cardiff City Centre and the A48/M4.

Ground Floor

Entrance
Via a double glazed front door into:

Hallway
Stairs rising to the three bedroom flat and doors providing access to:

One Bedroom Flat
Living/Dining/Kitchen Area
12' 4" x 10' 5" (3.76m x 3.17m)
Double glazed bay window to front aspect, laminate flooring and powerpoint.

Kitchen Area: Fitted with wall and base level units with complementary work surface over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge/freezer, powerpoint, tiled splashback and door providing access to rear garden.

Bedroom
11' 7" x 8' 2" (3.53m x 2.49m)
Double glazed window to side aspect and powerpoint.

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and double glazed window to side aspect.

Two Bedroom Flat

Living/Dining/Kitchen Area
14' 9" x 9' (4.50m x 2.74m)
Double glazed bay window to side aspect, laminate flooring and powerpoint.

Kitchen Area: Fitted with wall and base level units with complementary work surface over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge/freezer, powerpoint, tiled splashback and door providing access to rear garden.

Bedroom One
10' 10" x 7' 5" (3.30m x 2.26m)
Double glazed window to rear aspect and powerpoint.

Bedroom Two
10' 10" x 7' 8" (3.30m x 2.34m)
Double glazed window to rear aspect and powerpoint.

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin.

First Floor

Three Bedroom Flat
Landing
Stairs rising to the second floor giving access to living room and bedroom three and doors providing access to:

Bedroom One
15' 5" x 10' 5" (4.70m x 3.17m)
Double glazed bay window to front aspect, powerpoint and door providing access to:

En-Suite
Fitted with a three piece suite comprising shower cubicle, WC and wash hand basin.

Bedroom Two
11' 7" x 10' 4" (3.53m x 3.15m)
Double glazed window to rear aspect and powerpoint.

Shower Room
Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and double glazed window to side aspect.

Kitchen Area
16' x 9' 5" (4.88m x 2.87m)
Fitted with wall and base level units with complementary work surface over, sink unit, integrated electric hob and oven with cooker hood, spaces for washing machine and fridge/freezer, powerpoint, tiled splashback and double glazed window to side aspect.

Second Floor

Living/Dining Area
15' 2" x 7' 7" (4.62m x 2.31m)
Two skylights and powerpoint.

Bedroom Three
11' 10" x 9' (3.61m x 2.74m)
Two skylights and powerpoint.

Outside

Front Forecourt
Mainly paved.

Rear Garden
Access only for the ground floor one bedroom and the ground floor two bedroom flat. Enclosed with established shrubs and mainly paved.

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."

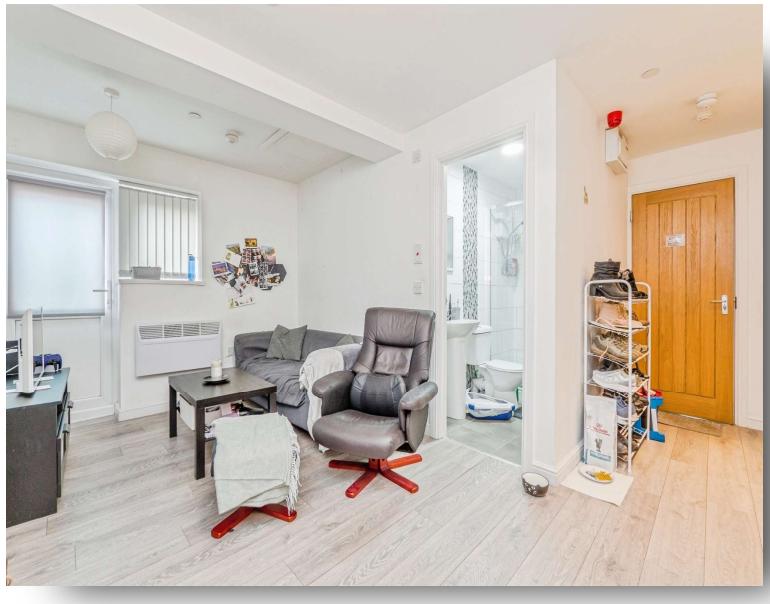


Total floor area 145.7 m² (1,568 sq.ft.) approx

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

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welcome to

Kincraig Street,
Roath Cardiff

- Ideal Investment Property
- Converted into Three Flats
- 1x One Bedroom Flat
- 1x Two Bedroom Flat
- 1x Three Bedroom Flat

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

£485,000



view this property online allenandharris.co.uk/Property/ROA115162

The Property Ombudsman

Property Ref:
ROA115162 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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