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CARDIFF

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BRISTOL



Arabella Street

ROATH



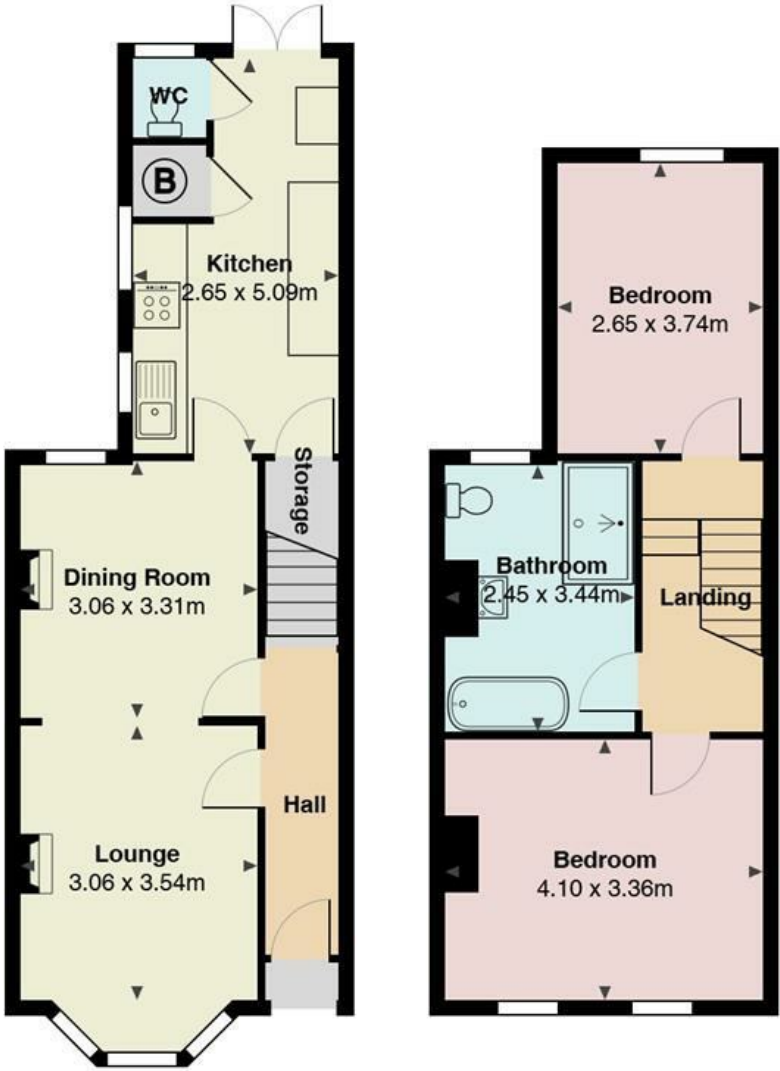
A stunning period property, in a great location, just mins from Wellfield Rd & Roath Park. One of the best 2 beds in Roath

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreygross.co.uk



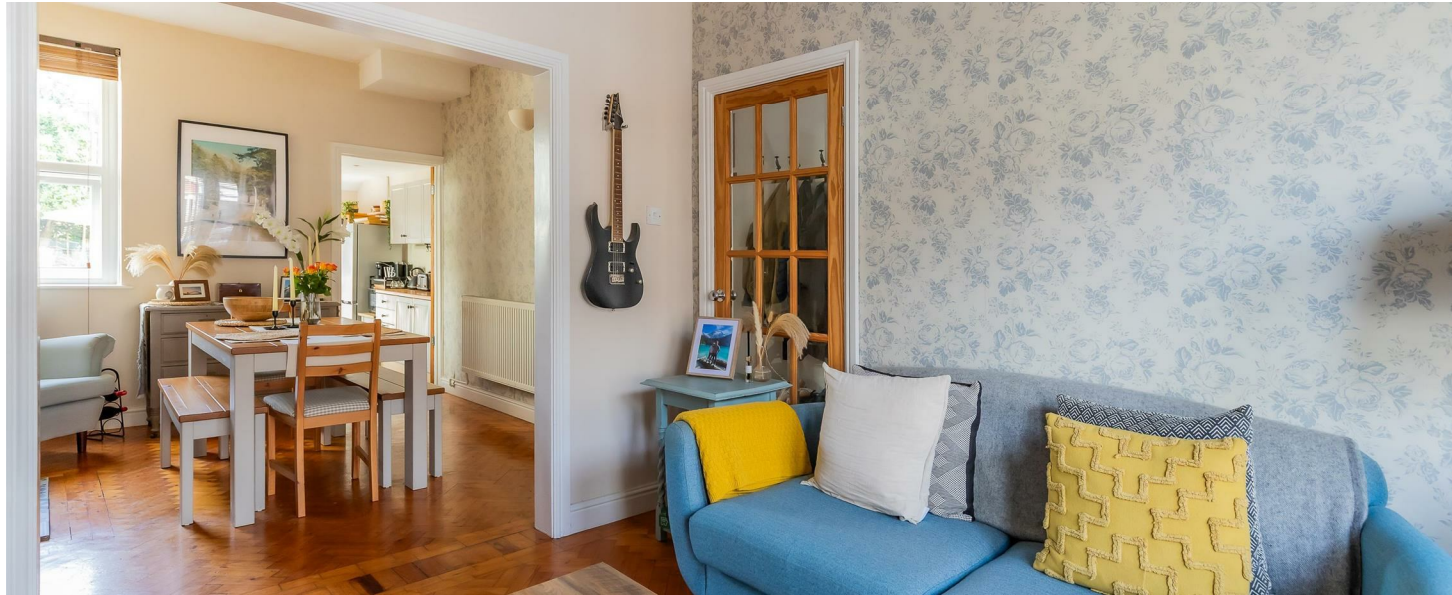
Arabella street

Total Area: 81.4 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Arabella Street

Roath, Cardiff, CF24 4TB

Asking Price

£280,000



2 Bedroom(s)



1 Bathroom(s)



872.00 sq ft



Contact our
Penylan Branch
02920 499680

We are happy to offer for sale this beautifully presented two DOUBLE BEDROOM terraced home, in the popular Roath area of Cardiff. This beautiful period property has a stunning interior with a lovely blend of modern with original features. Internally you have an entrance hall, knocked through lounge diner boasting wood floors and period fireplaces, a great size kitchen diner and ground floor WC. Upstairs there are two generously sized bedrooms, landing, and luxury bathroom with roll top bath and separate shower. The garden is equally impressive with a long lawn and seating area with a sunny aspect. The location is super convenient with amenities with a choice of Highstreets and Parks, as well as walking distances to Cardiff city centre, & The university hospital of Wales.

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Hall	School catchment
Lounge area	Roath Park primary school Ysgol Bro Ederyn
Dining Area	Cardiff High School Ysgol Gyfun Gymraeg Bro Edern
Kitchen	*this is subject the availability & change
WC	Council tax
Landing	Band - E
Front bedroom	
Bathroom	
Rear Bedroom	
Garden	
Tenure	
Freehold, but this is to be confirmed by the solicitor	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

