


property details **approval form**

207 Mackintosh Place, Roath, Cardiff, South Glamorgan, Wales, CF24 4RP

Date: 09 February 2026

Property Ref and Version: ROA114582 - 0002



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Allen & Harris office: 84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

T 029 2046 4744 **E** roath@allenandharris.co.uk

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>> **price**

£375,000

Tenure: Freehold

>> **key features**

- > 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
- > EPC Rating: D

>> **short description**

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.

>> **long description**

This traditional double bay-fronted end-terrace home sits proudly in one of Roath's most sought-after locations, just a short stroll from local amenities and within easy reach of Cardiff City Centre.

Step inside and you'll find a welcoming entrance hallway leading to three generous reception rooms, ideal for family living or entertaining. The ground floor also offers a convenient shower room and a well-appointed fitted kitchen overlooking the garden.

Upstairs boasts four bedrooms and a family bathroom - plenty of space for a growing family, guests, or even a home office.

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Outside, the home comes complete with a pretty front forecourt, an enclosed rear garden, and rare for the area a double garage, offering superb storage or parking options. With gas central heating throughout and heaps of potential to add your own touch, this is a property that truly stands out. Early viewing is highly recommended—this Roath gem won't stay on the market for long!

>> **directions**

>> **Agent Note**

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>> room description

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)

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>> **room description**

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

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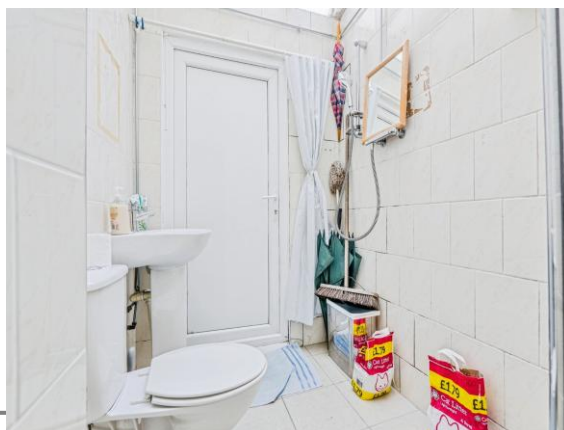
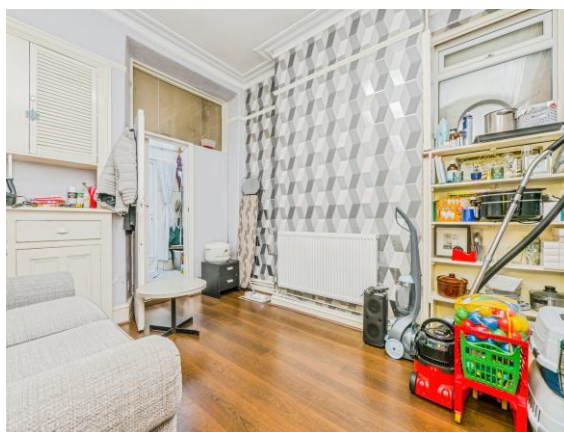
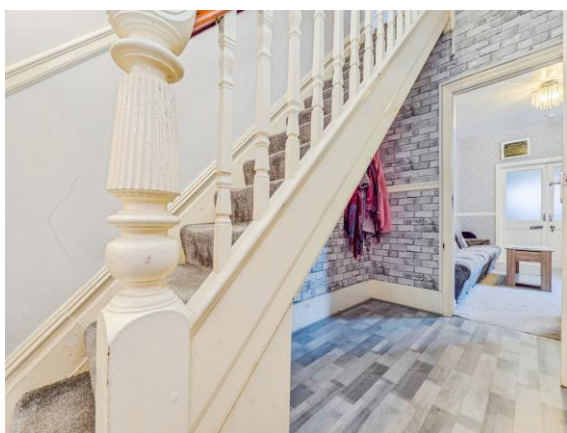
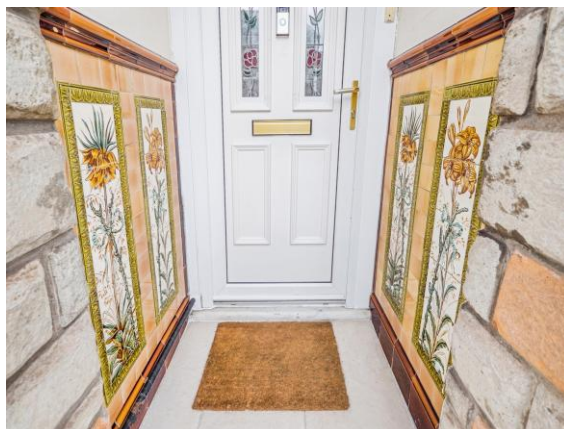
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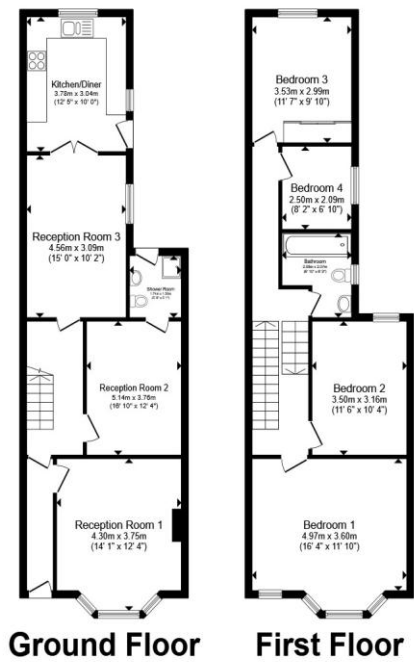
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>> floor plan



Total floor area 126.6 m² (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



>> approval

Signature		Date
James Lamb		
Mr M. Fazal		