

# Princes Street

ROATH, CARDIFF, CF24 3PR

GUIDE PRICE £195,000

Hern &  
Crabtree



# Princes Street

Positioned along Princes Street in the ever popular area of Roath, this second floor flat offers a thoughtful layout and an abundance of natural light throughout. The interiors are arranged with a practical flow, where the open plan kitchen and living space forms the centre of the home, illuminated by both front facing glazing and overhead skylights. The bedrooms are quietly set to the rear and side, creating a sense of separation from the main living area, while the bathroom is well appointed with a walk in shower and clean tiled finishes.

The property sits within easy reach of the vibrant amenities that define Roath, including the independent cafés, restaurants and shops along Wellfield Road and Albany Road. Roath Park and its lake provide a nearby green escape, while the city centre is easily accessible. Cardiff University and the University Hospital of Wales are also within convenient distance, making the location appealing to a wide range of buyers.

Transport links are well established, with regular bus routes and nearby access to Cardiff Queen Street station, offering connections across the city and beyond. The area is also served by a selection of well regarded schools, further enhancing its appeal.



## sq ft

### Entrance

Accessed via a communal entrance featuring period details such as tiled flooring and stained glass windows, the property is entered through an internal fire door into a small hallway.

### Stairs and Landing

Stairs rise to a middle landing with a radiator, wooden balustrade and a double glazed skylight to the rear, allowing for natural light.

### Bedroom One

Double glazed window to the rear and radiator.

### Bedroom Two

Double glazed skylight to the side, under eaves storage and a radiator.

### Top Landing

Hatch access to loft space. Storage cupboard housing the combi boiler and space for a washing machine.

### Bathroom

Double glazed skylight to the rear. Suite comprising WC, wash hand basin, heated towel rail and a walk in corner shower. Tiled walls and tiled flooring.

### Kitchen / Living Room

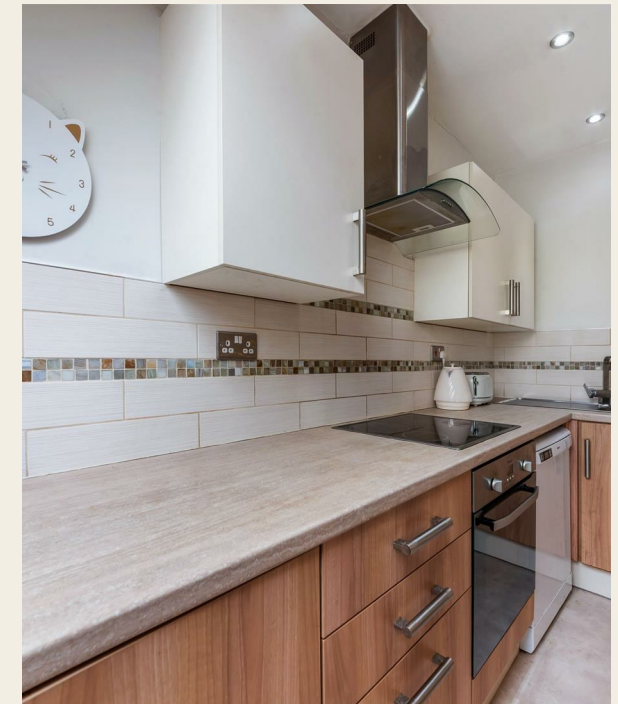
Open plan space with two double glazed windows to the front and a skylight, allowing good levels of natural light. Fitted with laminate work surfaces, wall and base units, tiled splashback, stainless steel sink and drainer, space for a fridge, integrated four ring electric hob, integrated electric oven and grill. Laminate flooring lies within the kitchen area, then it is carpeted throughout the living room. Space also includes a radiator.

### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or

related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

