





Essich Street,Roath Cardiff CF24 3LT

allen & harris

welcome to

Essich Street, Roath Cardiff

NO ONWARD CHAIN! A charming bay-fronted end-terraced home in the sought-after area of Roath, just moments from local amenities, Cardiff City Centre and excellent transport links. Offering two reception areas, a fitted kitchen, two bedrooms, bathroom, front forecourt and enclosed rear garden.

Ground Floor

Entrance
Via a double glazed front door into:

Porch
Door providing access to:

Reception Room
25' 1" x 9' 10" (7.65m x 3.00m)
Double glazed bay window to front aspect, stairs rising to first floor, radiator, powerpoint, double glazed doors providing access to rear garden and door providing access to:

Dining Area
8' 8" x 8' 1" (2.64m x 2.46m)
Double glazed door to side, radiator and opens to:

Kitchen
8' 9" x 7' 1" (2.67m x 2.16m)
Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, dishwasher and fridge/freezer, tiled splashbacks, powerpoint and double glazed windows to rear aspect.

First Floor

Landing
Doors providing access to:

Bedroom One
13' 9" x 10' 6" (4.19m x 3.20m)
Two double glazed windows to front aspect, radiator and powerpoint.

Bedroom Two
10' 9" x 8' 1" (3.28m x 2.46m)
Double glazed window to rear aspect, radiator and powerpoint.

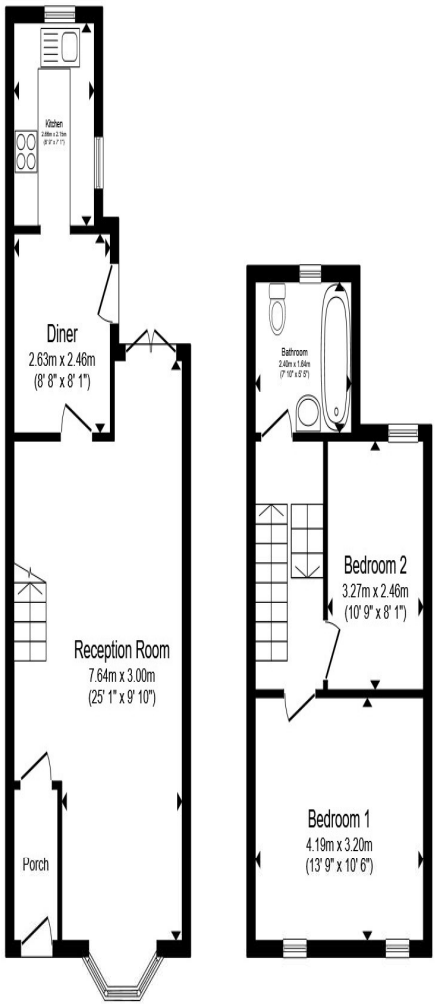
Bathroom
Fitted with a three piece suite comprising bath, WC, wash hand basin, radiator and double glazed window to rear aspect.

Outside

Front Forecourt
Mainly paved.

Rear Garden
Enclosed with artificial grass areas with raised paved patio area.

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."

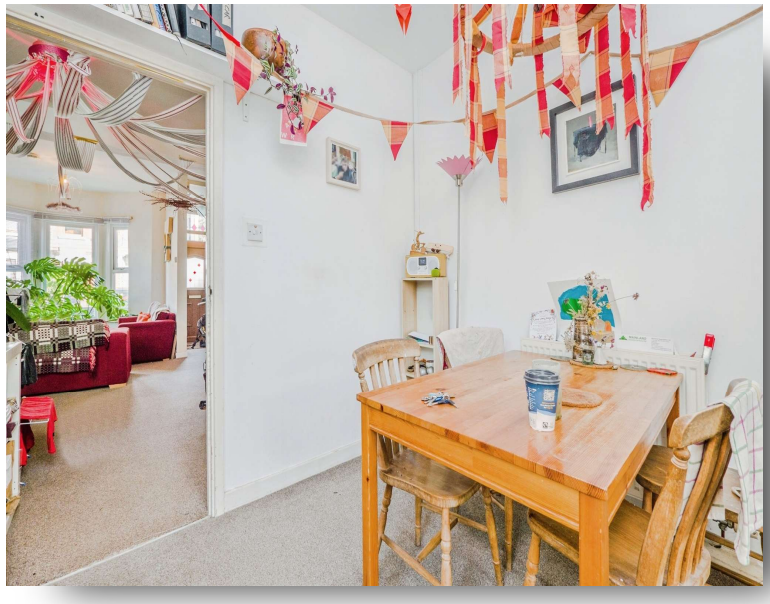


Total floor area 74.9 m² (806 sq.ft.) approx

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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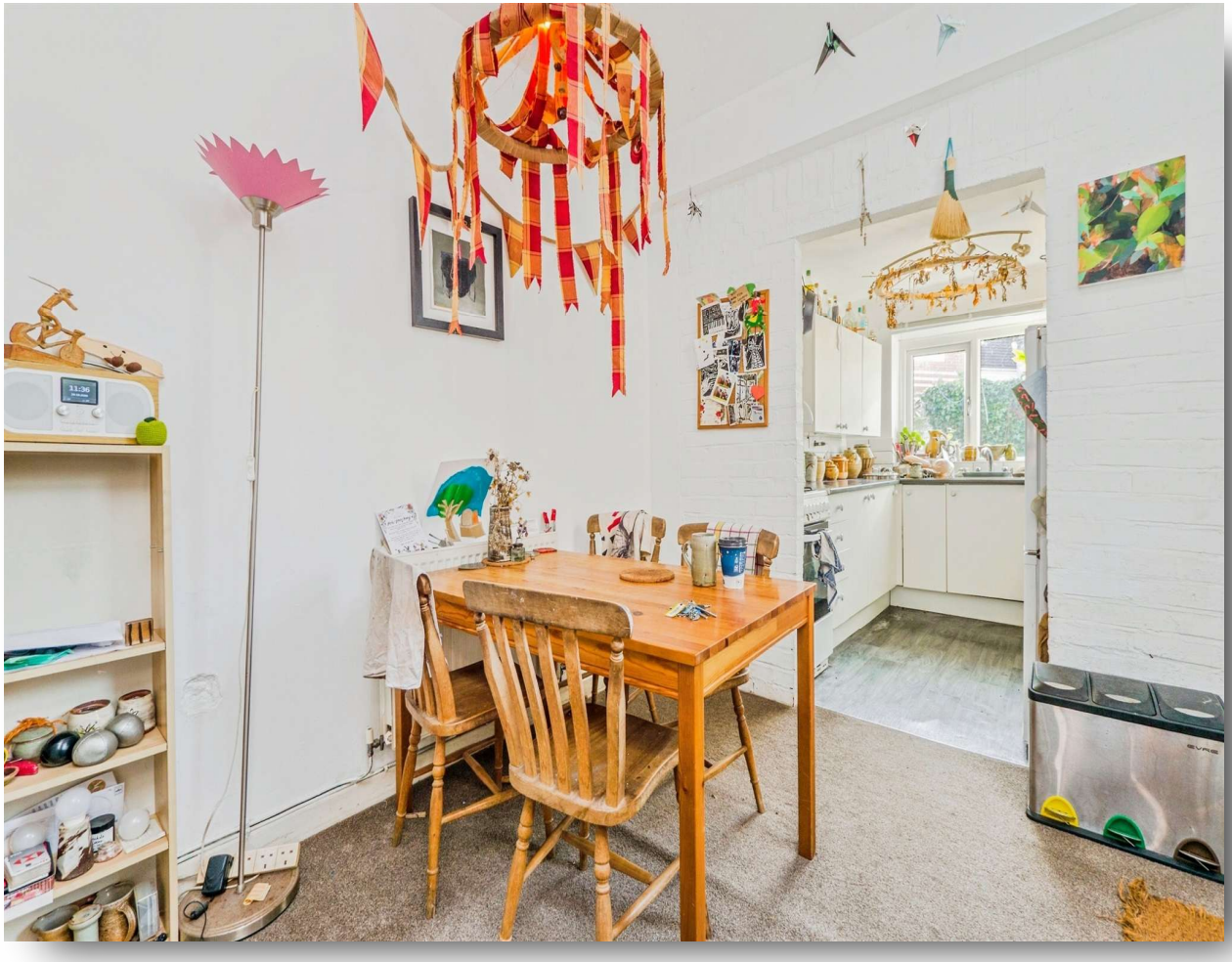
Essich Street,

Roath Cardiff

- Traditional Bay Fronted End Terraced Home
- Two Bedrooms
- Reception Room
- Fitted Kitchen/Dining Area
- First Floor Bathroom

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

£290,000



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The Property Ombudsman

Property Ref:
ROA114968 - 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.

allen & harris

029 2046 4744

roath@allenandharris.co.uk

84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

allenandharris.co.uk