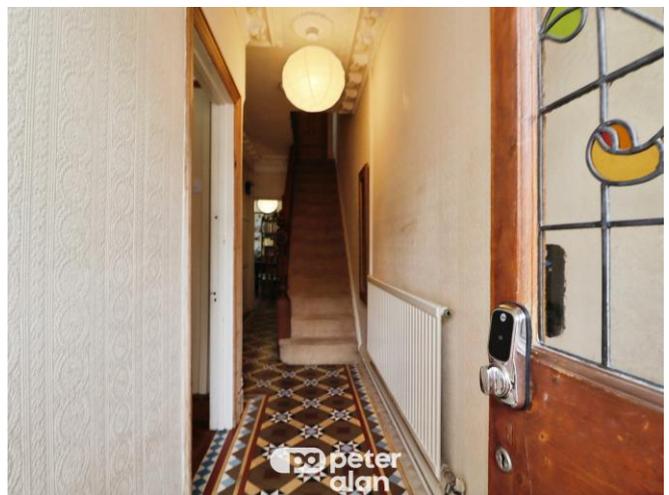




## Dogfield Street

£325,000

- Three Bedroom Mid Terrace House
- Multiple Reception Rooms
- Double Bay Fronted
- Full of period charm and original features throughout
- Rear enclosed garden and gated front laid to tile and concrete.
- Prime location for walking to Cardiff city centre, UHW and Cardiff University



3 1 3



## About the property

A rare opportunity to purchase a spacious, traditional Victorian 3 bedroom midterrace house in Cathays rich in period features, with double bay front aspect and 3 reception rooms. Restaurants, coffee shops, bars, Roath lake, rec. ground, pleasure gardens bus and train routes a few minutes' walk away

## Accommodation

### Entrance Hallway

Original stained glass front door, encaustic Victorian tile flooring, plaster coving and decorative moldings, open storage beneath the beautifully preserved timber staircase featuring turned spindles, decorative newel posts.

### Lounge

13' 1" x 10' 8" ( 3.99m x 3.25m )

Victorian pine four panel door with antique brass hardware, wooden floor boards, large bay UPVC windows, original fireplace with decorative tiling and large slate mantelpiece, picture rails, coving, ceiling rose, alcoves with shelves.



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## Sitting Room

12' x 9' 2" ( 3.66m x 2.79m )

Victorian pine and reeded glass door with Parquet flooring, additional plug sockets, picture rail, glass and wood original fitted cupboards with decorative hardware. Glass and wood door through to small utility room.

## Dining Room

13' 1" x 9' 11" ( 3.99m x 3.02m )

Victorian pine and reeded glass door with a beautiful original quarry tiled floor, original glass/wood fitted cabinets, cupboards and drawers, picture rail and glass shelving.

## Kitchen

10' 1" x 9' 8" ( 3.07m x 2.95m )

Stained glass door, fully equipped kitchen with extractor fan to exterior, generous countertop space, wall and floor units, UPVC windows. Door to garden.

## Utility Room/Lean To

Storage space with access to rear garden through UPVC door. Connection to hot and cold water, drainage and electrical sockets.

## Bedroom One

02920 462246

albanyroad@peteralan.co.uk

## Floorplan



Total floor area 112.4 m<sup>2</sup> (1,210 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](http://www.propertybox.io)

## Important Information

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