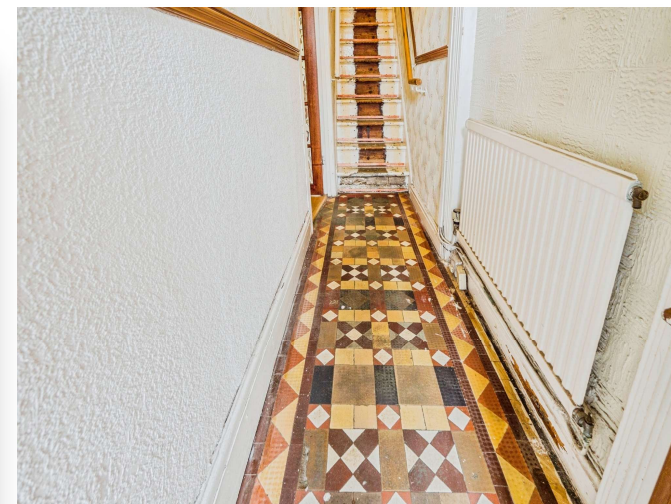




Cottrell Road, Roath Cardiff CF24 3EY

welcome to

Cottrell Road, Roath Cardiff

Offered with no chain is this bay fronted mid terrace home situated in an excellent location in Roath. The property is walking distance of local amenities including the Albany Road/Wellfield Road shopping centre. This property is perfect for those looking to put their own stamp their first home.

Ground Floor

Entrance

Via wooden/glazed front door giving access into:

Hallway

Original tiled flooring, stairs giving access to the first floor, radiator, door to dining room.

Lounge Area

10' 8" x 10' 6" (3.25m x 3.20m)

Bay window to the front aspect, wood laminate flooring, Feature Fireplace, radiator, power points, open plan to:

Dining Area

13' 10" x 10' 11" (4.22m x 3.33m)

Window to the rear aspect, wood laminate flooring, power points, under stairs storage area, sliding door through to:

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)

Window to the rear aspect and door giving access through to the garden. Fitted with a range of wall and base units with co-ordinating work surfaces over incorporating sink unit and drainer, integrated hob, oven and extractor fan, plumbing for washing machine, tiled splash backs, power points, tiled flooring.

First Floor

Landing

Loft access, doors to all first floor rooms.

Bedroom One

13' 2" x 10' 8" (4.01m x 3.25m)

Two windows to the front aspect, wood laminate flooring, Original feature fireplace, power points.

Bedroom Two

13' 10" x 8' (4.22m x 2.44m)

Window to rear aspect, built in wardrobes, original feature fireplace, power points.

Bathroom

Obscured window to the rear aspect, 4 Piece suite comprising panelled bath, tiled shower cubicle, wash hand basin and low level wc., wall mounted boiler (which is not in use).

Outside

Front Forecourt

To the front is an enclosed forecourt frontage.

Rear Garden

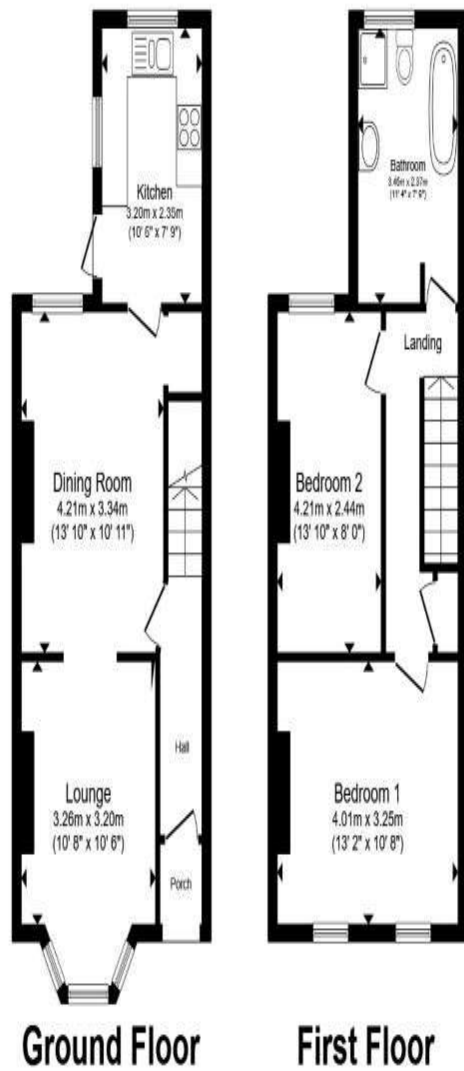
To the rear is an enclosed, low maintenance garden which is mainly paved.

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."

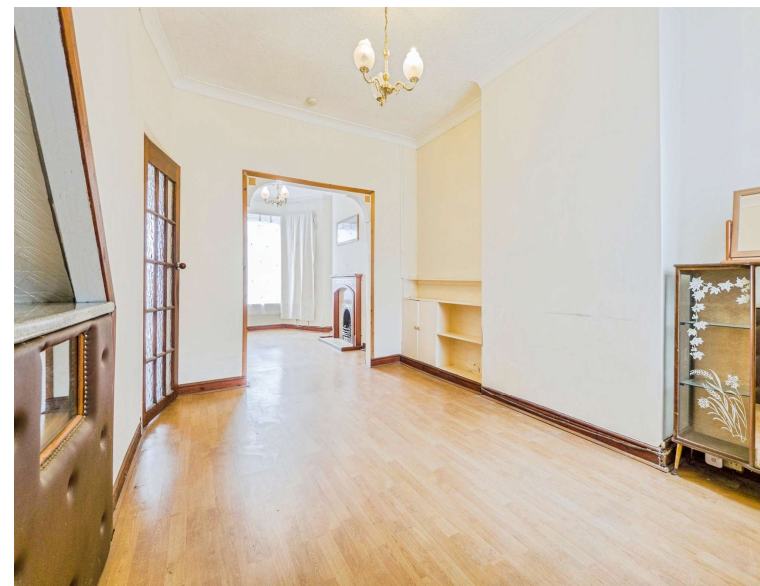
Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Total floor area 80.5 m² (867 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



welcome to
Cottrell Road,
Roath Cardiff

- Bay Fronted Mid Terrace
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Gardens
- Spacious Lounge/Dining Room

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

offers in excess of

£230,000



view this property online allenandharris.co.uk/Property/ROA115007



Property Ref:
ROA115007 - 0006

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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