



Braeval Street,
Roath Park, Cardiff,
CF24 4SJ



Asking Price
£295,000

3 Bedrooms
House - Terraced

An exciting opportunity to purchase this charming three-bedroom, mid-terrace property, ideally located Braeval Street. With well-proportioned living space, some delightful original period features, along with current gas and electrical safety certificates. The accommodation includes a spacious lounge/diner with UPVC French doors to the garden, a well-equipped kitchen, three bedrooms, and a ground floor family bathroom. Close to the excellent public transport links, highly regarded schools and the excellent local amenities, this is an excellent first time buyer or buy to let property. To be sold with no onward chain.

ACCOMMODATION

LOUNGE/DINER

13'1" x 24'0"

A spacious reception room with carpeted floor, painted walls, and a smooth ceiling. Features include a fireplace, built-in TV cabinet, UPVC doors leading to the rear garden, and an open staircase with storage beneath and door to the kitchen.

KITCHEN

7'7" x 9'1"

Fitted with a range of units and contrasting work surfaces, stainless steel sink, and space with plumbing for washing machine and fridge/freezer. Integrated electric oven, electric hob with extractor over, radiator with TRV, and UPVC window.

BATHROOM

6'4" x 6'9"

With a three-piece suite comprising low-level WC, pedestal wash basin, and bath with chrome mixer shower over and glazed screen. Finished with tiled floor, radiator with TRV, and UPVC window.

Features

- MID-TERRACE
- THREE BEDROOMS
- ORIGINAL PERIOD FEATURES
- MODERN KITCHEN
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES
- EXCELLENT FIRST-TIME BUYER OR BUY TO LET PROPERTY
- NO ONWARD CHAIN

BEDROOM ONE

12'2" x 10'7"

A front aspect double bedroom with carpeted floor, painted walls, and papered ceiling with coving. Features fitted cupboards, feature fireplace, UPVC windows, and radiator.

BEDROOM TWO

7'8" x 10'11"

A rear aspect room with carpeted floor, painted walls, and smooth ceiling. Includes feature fireplace, radiator with TRV, and UPVC window.



BEDROOM THREE

7'8" x 7'11"

A rear aspect room with carpeted floor, painted walls, and smooth ceiling.

Features include an original fireplace, radiator with TRV, and window.

OUTSIDE

FRONT

Permit Parking

REAR

Enclosed, low maintenance garden.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 977.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B



3 BEDROOMS



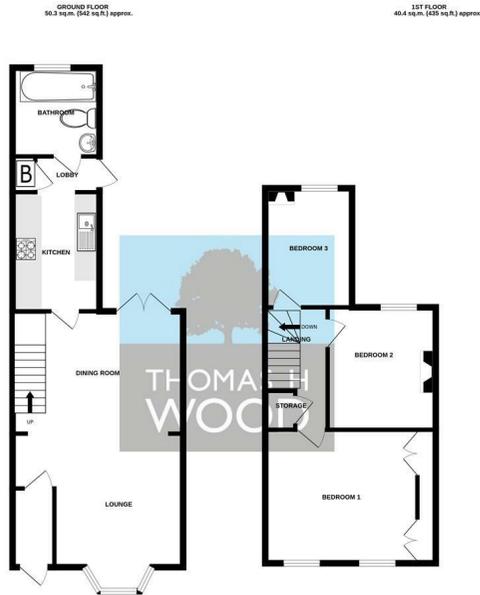
1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D



TOTAL FLOOR AREA: 90.7 sq.m. (977 sq.ft) approx.
Whilst every effort has been made to ensure the accuracy of the floor area measurements of above, the agent does not accept any responsibility for any errors or omissions. This is not a guarantee. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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