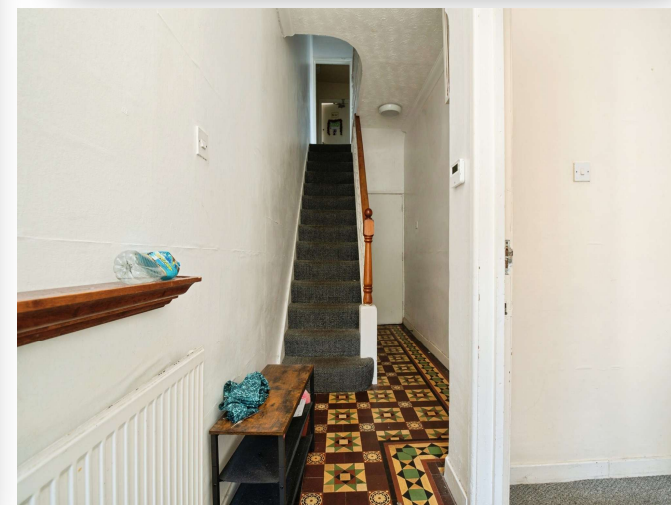
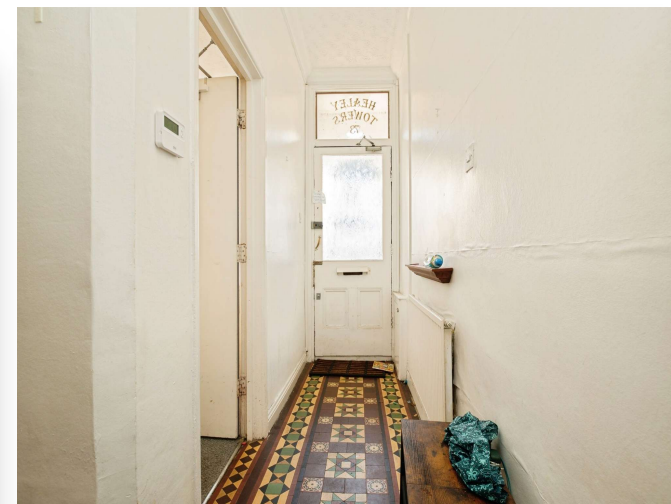




Mackintosh Place, Roath Cardiff CF24 4RL

welcome to

Mackintosh Place, Roath Cardiff

6 Bed HMO! A spacious double bay-fronted end-terrace investment property in Roath. Offering six bedrooms, fully let for the academic year 2026/27, generous living space, two bathrooms and an enclosed rear garden, this property is ideally located close to local amenities and Cardiff City Centre.

Ground Floor

Entrance

Via a front door into:

Hallway

Stairs rising to first floor, tiled flooring, radiator and doors providing access to:

Lounge

15' 3" x 11' 8" (4.65m x 3.56m)

Bay window to front aspect, radiator and powerpoint.

Bedroom Six

11' 5" x 10' 8" (3.48m x 3.25m)

Window to rear aspect, radiator and powerpoint.

Kitchen/Dining Area

22' 1" x 10' 6" (6.73m x 3.20m)

Dining Area: Double glazed window to side aspect, storage into recess, powerpoints and opens to:

Kitchen Area: Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and slimline dishwasher, extractor hood, powerpoint, wall mounted boiler, double glazed door to side providing access to rear garden and door providing access to:

Separate Wc

Fitted with a two piece suite comprising WC, wash hand basin, spaces for washing machine and tumble dryer and double glazed obscure window to side aspect.

First Floor

Landing

Stairs rising to second floor and doors providing access to:

Bedroom One

15' 10" x 11' 10" (4.83m x 3.61m)

Double glazed bay window and an additional window to front aspect, radiator and powerpoint.

Bedroom Four

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to rear aspect, radiator and powerpoint.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin and double glazed obscure window to side aspect.

Separate Shower

Fitted with a shower cubicle.

Bedroom Three

11' 9" x 10' 6" (3.58m x 3.20m)

Double glazed window to side and rear aspect, radiator and powerpoint.

Second Floor

Landing

Doors providing access to:

Bedroom Two

15' 9" x 11' 10" (4.80m x 3.61m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Five

11' 9" x 9' 10" (3.58m x 3.00m)

Double glazed window to rear aspect, radiator and powerpoint.

Separate Wc

Restricted Head Height: Fitted with a two piece suite comprising WC, wash hand basin, radiator, sloped ceiling and double glazed skylight window to side aspect.

Outside

Front Forecourt

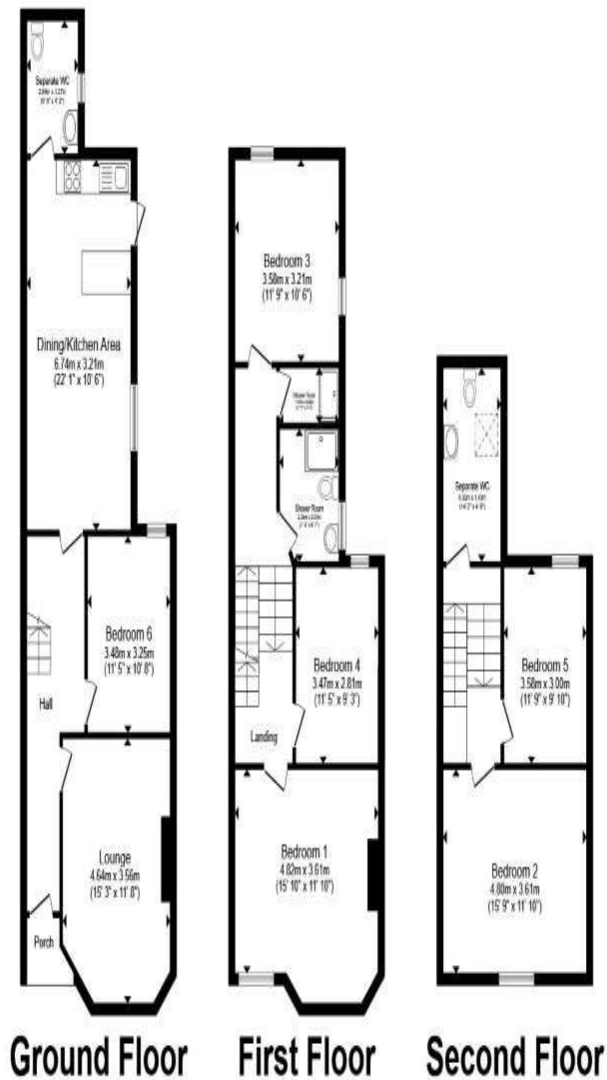
Enclosed by low brick bound wall and mainly paved.

Rear Garden

Enclosed with slate chipping's and access to storage areas.

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 167.4 m² (1,802 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
Mackintosh Place,
Roath Cardiff

- Traditional Bay Fronted End Terraced Home
- Six Bedrooms
- Lounge
- Fitted Kitchen/Dining Area
- Two Shower Rooms

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

£450,000



view this property online allenandharris.co.uk/Property/ROA115000



Property Ref:
ROA115000 - 0003

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.

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