



Angus Street, Roath Cardiff CF24 3LX

allen & harris

welcome to

Angus Street, Roath Cardiff

NO ONWARD CHAIN! A THREE BEDROOM bay fronted mid terraced home situated in the ideal location of ROATH within walking distance of the Albany Road/Wellfield Road shopping area, walking distance to the City Centre or Roath Park Lake and easy access to the A48/M4 access corridor. Viewing Recommended!

Ground Floor

Entrance

Via a front door into:

Hallway

Stairs rising to first floor and access to:

Lounge

Dining Room

Sitting Room

Kitchen

20' 11" x 9' 9" (6.38m x 2.97m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine, dishwasher, tumble dryer and fridge/freezer, vinyl flooring, double glazed window to side aspect, double glazed sliding door to side and access to:

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, partially tiled walls, vinyl flooring, radiator and double glazed window to rear aspect.

First Floor

Landing

Two loft hatches and doors providing access to:

Bedroom One

15' 2" Max x 12' 11" Max (4.62m Max x 3.94m Max)
Double glazed bay window to front aspect, double glazed tilt and turn window to front aspect, radiator and built in wardrobes with dressing table and over bed cabinet.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)
Double glazed window to rear aspect and built in wardrobe.

Bedroom Three

12' Max x 10' 1" Max (3.66m Max x 3.07m Max)
Double glazed tilt and turn window to rear aspect, radiator, built in wardrobe and built in cupboard housing combi boiler.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, tiled walls, heated towel rail, laminate flooring and two double glazed windows to side aspect.

Outside

Front Forecourt

Mainly paved.

Rear Garden

Enclosed with raised stone chipped area and concrete to side.



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.focalagent.com



welcome to
Angus Street,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- First Floor Shower Room
- Front Forecourt and Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£280,000



view this property online allenandharris.co.uk/Property/ROA113432



Property Ref:
ROA113432 - 0011

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.



029 2046 4744



roath@allenandharris.co.uk



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



allenandharris.co.uk