



**Angus Street, Roath Cardiff CF24 3LX**

**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](http://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**



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Property Ref:  
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