



**Diana Street, Roath Cardiff CF24 4TS**

**welcome to**

## **Diana Street, Roath Cardiff**

NO ONWARD CHAIN! A two 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. The property further benefits front forecourt and rear garden.

### **Ground Floor**

#### **Entrance**

Via a front door into:

#### **Hall**

Stairs rising to first floor and access to:

#### **Lounge**

Double glazed bay window to front aspect, feature fireplace, radiator and wooden floorboards.

#### **Dining Room**

Double glazed French doors providing access to rear, radiator and powerpoints.

#### **Kitchen**

Fitted with a range of wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated hob and oven, extractor hood, spaces for washing machine and fridge/freezer, tiled splashbacks, radiator and window to rear aspect.

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

Two windows to front aspect, radiator, original fireplace and wooden floorboards.

#### **Bedroom Two**

Original sash window to rear aspect, radiator, feature fireplace and powerpoints.

#### **Bathroom**

Fitted with a four piece suite comprising bath, shower cubicle, WC, wash hand basin, radiator and obscure window to rear aspect.

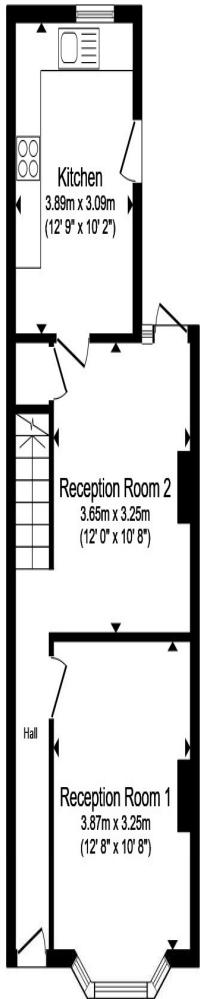
#### **Outside**

#### **Front Forecourt**

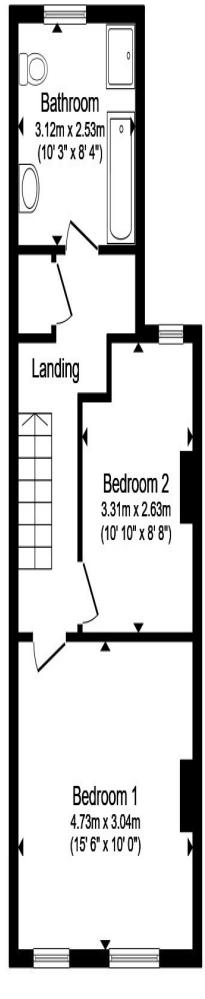
Mainly paved.

#### **Rear Garden**

Enclosed with paved area and decking area.



**Ground Floor**



**First Floor**

Total floor area 86.3 m<sup>2</sup> (929 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](http://www.propertybox.io)



welcome to  
**Diana Street,**  
**Roath Cardiff**

- Traditional Bay Fronted Mid Terraced Home
- Two Bedrooms
- Lounge and Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£250,000**



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Property Ref:  
ROA114503 - 0004

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