



**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**

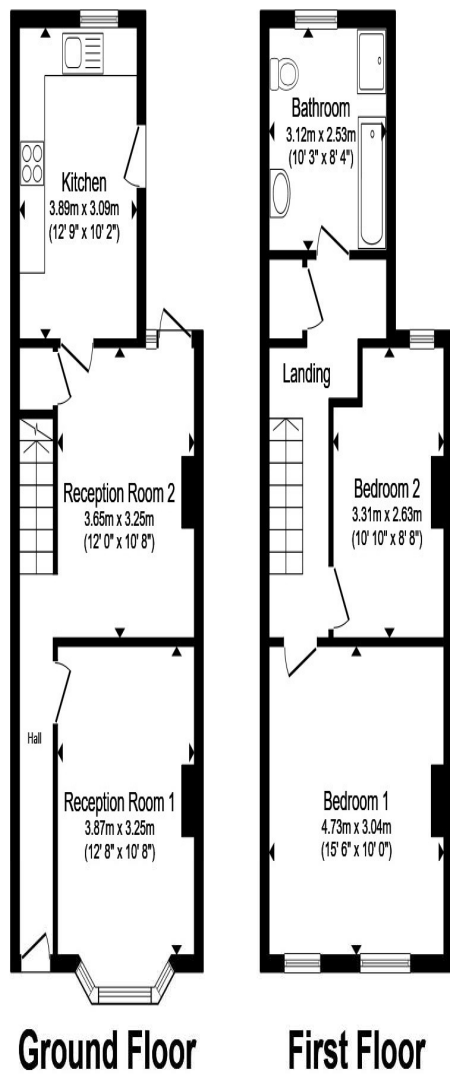
#### **Front Forecourt**

Mainly paved.

#### **Rear Garden**

Enclosed with paved area and decking area.





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**



**view this property online** [allenandharris.co.uk/Property/ROA114503](https://allenandharris.co.uk/Property/ROA114503)



Property Ref:  
ROA114503 - 0004

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.

allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



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



[allenandharris.co.uk](https://allenandharris.co.uk)