



Princes Street, Roath Cardiff CF24 3SL

welcome to

Princes Street, Roath Cardiff

Situated in this sought after tree lined road in the heart of Roath is this traditional bay fronted home offering original features. This is the perfect home to put your own stamp on but does require some modernisation. The property is offered with a detached garage.

Ground Floor

Entrance

Via wooden/obscured glazed front door with obscured glazed panels either side giving access into

Hallway

Stairs rising to the first floor, doors to kitchen and both reception rooms, wood flooring.

Reception Room One

14' 4" x 12' (4.37m x 3.66m)

Original window to front aspect, original wood flooring, coved ceiling, picture rail, radiator, power points.

Reception Room Two

14' 2" x 11' 6" (4.32m x 3.51m)

Wooden french doors giving access to the rear garden, original wood flooring, picture rail, coved ceiling, Fireplace with wall mounted gas fire, power points.

Kitchen/ Diner

19' 8" x 9' 10" (5.99m x 3.00m)

Window to the side aspect with door giving access to the rear garden, obscured stained glass window to the hallway, Fitted with a range of wall and base units with co-ordinating work surfaces incorporating sink unit and drainer with mixer tap over, integrated hob, oven and extractor hood, radiator, wooden/glazed door through to:

Shower Room/Utility

9' 10" x 8' 7" (3.00m x 2.62m)

Window to the rear aspect, 3 Piece suite comprising walk in shower area, pedestal wash hand basin and low level w.c., plumbing for washing machine.

First Floor

Landing

Doors providing access to bedrooms and bathroom with stairs rising to the second floor:

Bedroom Two

12' 10" x 12' (3.91m x 3.66m)

Bay window to front aspect, radiator and power points.

Bedroom Three

14' 1" x 12' (4.29m x 3.66m)

Window to the rear aspect, radiator, built in wardrobe, power points,

Bedroom Four

9' x 8' 5" (2.74m x 2.57m)

Window to the front aspect, radiator, power points.

Bathroom

9' 5" x 6' 7" (2.87m x 2.01m)

Obscured window to the rear aspect with 4 Piece suite comprising tiled shower cubicle, bath, wash hand basin and low level wc, tiled walls, radiator.

Second Floor

Stairs leading up to the master bedroom and en-suite.

Bedroom One

18' 1" x 13' 1" (5.51m x 3.99m)

Accessed via staircase from the first floor is this lovely sized room with skylight windows, radiator, power points, storage into eaves, and door giving access to:

En-Suite

Comprising shower cubicle, wash hand basin and low level w.c, storage into eaves.

Outside

Front Garden

Enclosed by low brick boundary wall with gate leading to pathway and paved area with borders of shrubs.

Rear Garden

Enclosed by brick boundary wall, lawned area, borders of shrubs, paved stepping and access through to double detached garage.

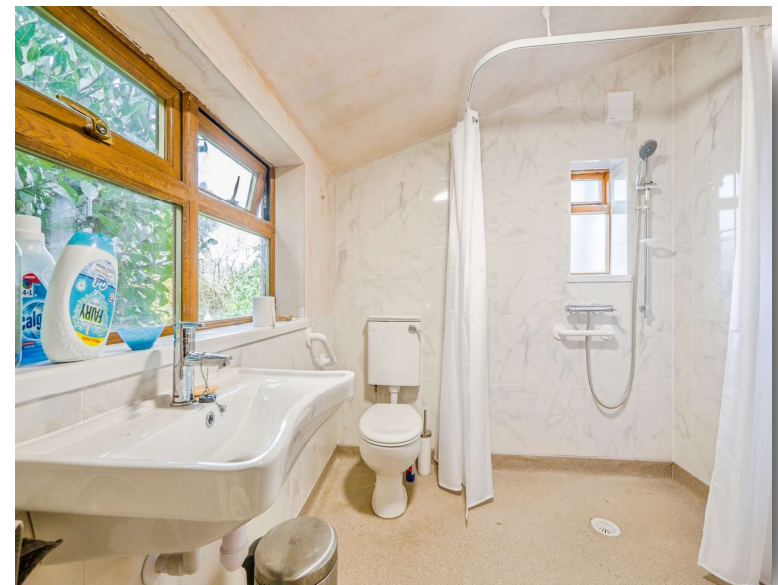
Double Detached Garage

With electric up and over door and gated rear lane access.



Total floor area 183.5 m² (1,975 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
Princes Street,
Roath Cardiff

- Lovely Traditional Mid Terrace Home
- Four Bedrooms, master with en-suite shower room
- Two Reception Rooms
- Detached Garage
- Enclosed Gardens
- No Chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£450,000



view this property online allenandharris.co.uk/Property/ROA111638



Property Ref:
ROA111638 - 0003

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