Kincraig Street

CARDIFF, CF24 3HW

OFFERS IN EXCESS OF £325,000

Hern & Crabtree



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Situated in the heart of Roath, one of Cardiff's most enduringly popular residential districts, this beautifully presented 4-bedroom home unfolds across three storeys, offering generous proportions and an easy flow between living spaces. Original timber floors, fireplaces and coved ceilings sit comfortably alongside practical modern arrangements, creating a house that feels both established and adaptable.

The twin reception rooms provide elegant settings for entertaining, with a bay fronted living room and a dining room that opens directly to the garden. The kitchen and adjoining utility offer practical workspace, while the rare advantage of a ground floor shower room enhances flexibility for guests or family life. Across the upper floors are four well balanced bedrooms, including a principal suite with its own shower room, and a further family bathroom. The fourth bedroom is found on the top floor, with exposed brickwork and skylights.

Roath remains one of Cardiff's most sought after postcodes for its blend of architecture, green space and independent culture. Roath Park and its lake are within walking distance, as are the cafés, restaurants and delis of Wellfield Road and Albany Road. The area is well regarded for its schools including Cardiff High School and several respected primary schools. Cardiff city centre is easily reached on foot or by bicycle, with excellent public transport links and convenient access to the A48 and M4 for commuting further afield.

This is a home that combines scale, character and location in equal measure, positioned within a vibrant yet established Cardiff neighbourhood.











Approx 1289.00 sq ft

Entrance
Entered via a timber front door with two secure glazed panels into a small entrance porch with boxed utility meters. An internal wooden door opens to a welcoming hallway with wooden flooring running underfoot and stairs rising to the first floor.

Living Room
Positioned at the front of the house, this elegant reception room features a double glazed bay window overlooking the street. Wooden flooring continues throughout, complemented by coved ceilings and fitted shelving to either side of the chimney breast. A radiator provides warmth.

Dining Room
A generous second reception room with wooden flooring and coved ceilings. Double glazed patio doors open onto the rear garden, allowing for excellent natural light. There are built in cupboards and shelving to either side of the chimney breast, a fireplace with wooden surround, cast iron insert and slate hearth, plus a large understairs storage cupboard and radiator.

Kitchen
Partially open from the dining room, the kitchen has a double glazed bay window to the side. Fitted with laminate work surfaces, a stainless steel one and a half bowl sink with drainer, wall and base units, and space for appliances including a washing machine. There is a six ring gas range cooker with multiple ovens, wooden flooring and a radiator.

Ground Floor Bathroom
Comprising WC, wash hand basin and walk in shower. Tiled flooring with wall tiling to waist height.

Utility Room
With tiled flooring, window to the rear and plumbing for appliances. The combi boiler is housed within a cupboard and was installed late 2025.

First Floor Landing
With coved ceiling and staircase rising to the second floor.

Bedroom One
A spacious double bedroom with two double glazed windows to the front, coved ceilings and radiator.

En Suite Shower Room
Walk in shower, WC, wash hand basin, heated towel rail, tiled walls and floor, with recessed lighting.

Bedroom Two
Double bedroom with double glazed window to the rear, coved ceiling and radiator.

Bedroom Three
Double glazed window to the rear, radiator.

Family Bathroom
Fitted with bath and shower attachment, WC, wash hand basin and heated towel rail. Tiled walls and floor.

Second Floor Landing
Accessed via a wooden balustrade staircase, with two useful storage cupboards.

Loft Bedroom
A characterful space with skylight window to the rear and additional window, exposed brick feature wall and eaves storage.

Front Garden
Paved forecourt set behind an iron gate with a small storm porch and level approach from the pavement.

Rear Garden
Enclosed by brick walls with a paved seating area and raised planting beds, providing a low maintenance outdoor space.

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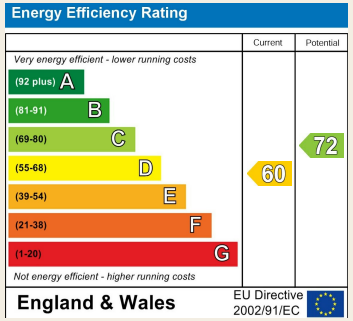
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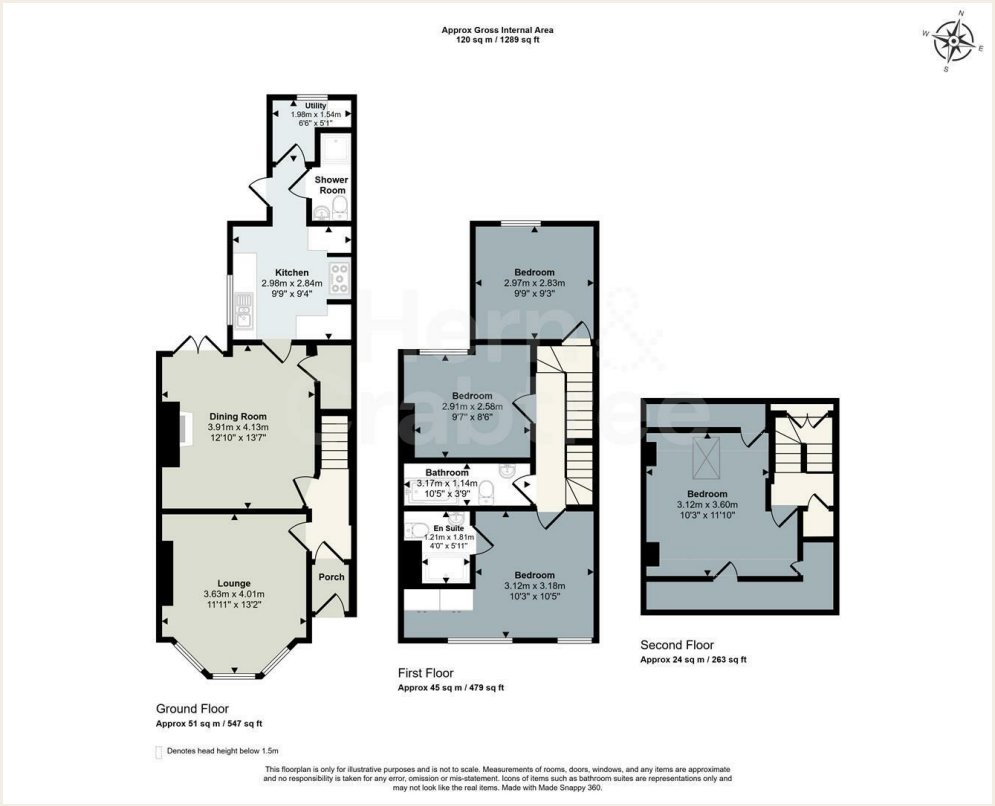


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