

23 Arabella Street, Roath, Cardiff CF24 4SW
Cardiff

£260,000



A lovely example of a two double bedroom home, ideally situated in the heart of Roath and within a short stroll of the excellent selection of independent shops, cafes, restaurants and everyday amenities found along Albany Road and Wellfield Road. Roath Park is also within easy reach, whilst the property is conveniently positioned for Cardiff city centre and provides easy access to the A48.

Internally, the property is presented in excellent condition throughout, offering a lovely combination of comfortable living space and modern finishes.

The accommodation opens into a welcoming living space which has been arranged as an open-plan living and dining room, creating a sociable and versatile area with plenty of room for both relaxing and entertaining. The room flows naturally through to the modern fitted kitchen, which is well presented and provides a practical space for everyday living.

To the rear is a modern bathroom, completing the ground floor accommodation.

To the first floor are two excellent double bedrooms, both providing comfortable and versatile accommodation and making the property equally suited to a first-time buyer, professional couple or investor.

Outside, the property benefits from a pleasant and neatly presented enclosed rear garden, laid predominantly to lawn with paved patio areas providing space for outdoor seating and entertaining.

The location is a particular highlight, with the vibrant amenities of Albany Road and Wellfield Road just a short walk away, offering an excellent choice of shops, cafes, restaurants and local facilities. Roath Park is also close by, whilst Cardiff city centre is easily accessible and the A48 provides convenient links for those travelling further afield.



A beautifully presented two double bedroom home in a highly convenient and sought-after Roath location, offering excellent living accommodation together with a lovely enclosed garden. An ideal first-time purchase or investment opportunity and one that really needs to be viewed to be appreciated.

Tenure: Freehold

Council Tax Band: D

Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

- Mid Terraced Freehold Property
- NO CHAIN
- Two Double Bedrooms
- Open Plan Living and Dining
- Modern Kitchen
- Modern Ground Floor Bathroom
- Enclosed Garden
- Excellent Condition Throughout
- EPC D
- Council Tax Band D





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