



91 Keppoch Street, Roath

Cardiff, CF24 3JT

Price £350,000

HARRIS & BIRT



An imposing mid terrace, period house located in this popular location of Roath directly opposite the tennis courts and Mackintosh Sports centre which hosts a weekly farmers market, community garden, tennis and bowls club . This stylish abode is offered for sale and is well suited to first-time buyers and families seeking an urban location with strong local community and amenities.

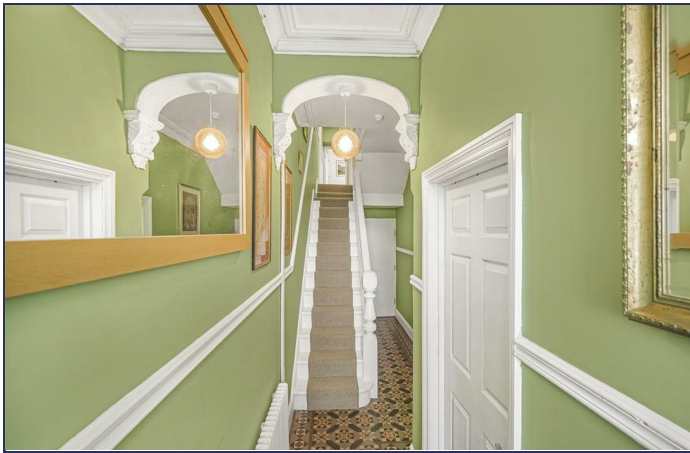
The ground floor provides two connected reception rooms, creating a sociable layout. The front reception features wood floors, and a bay window, while the rear reception makes a great dining space or play area. The kitchen/ breakfast area features original quarry tile floor and wood work tops and leads to a utility area and WC.

There are three double bedroom and a family bathroom spread across a split level landing and a further fourth original built bedroom to the second floor which boasts dual aspect and a skylight window that floods the room with light making it a fantastic working from home space if required.

Outside, there is a forecourt to the front and enclosed rear garden.

Roath is known for its local amenities, with Albany Road and Wellfield Road offering supermarkets, independent shops, cafés, restaurants and everyday services within easy reach. Roath Recreation Ground and Roath Park are nearby, providing green space, walking routes and access to cycling paths around the area.

Public transport links are accessible, with regular bus services along nearby main roads connecting to Cardiff city centre, Cardiff University and surrounding districts. Cardiff Queen Street station, reachable by a short bus or cycle journey, offers rail services towards Cardiff Central and the wider South Wales network, providing onward connections to Newport, Swansea and Bristol. This location supports both car-free and cycling-based commutes within the city.



Accommodation

Ground Floor

Hallway

Original 'Minton' tiled floor, skirting boards, dado rail, corbels, feature radiator, coving, spindle balustrade and newel post, carpet runner to stairs leading to the first floor, door leading to;

Living Room 11'11 x 15'7 (3.63m x 4.75m)

Wood flooring, skirting boards, UPVC double glazed bay window to the front aspect, shelving to alcoves. Open to dining room

Dining Room 9'8 x 12'8 (2.95m x 3.86m)

Open from the living room. Wood effect laminate flooring, skirting boards and UPVC double window to the rear and doorway opening from the hallway.

Kitchen 10'4x13'6 (3.15mx4.11m)

Step down from the entrance hallway, original quarry tiled flooring, wood worktops, base units, four ring induction hob, integrated fan assisted oven, sink with mixed tap over, integrated dishwasher, spotlights inset to ceiling, UPVC double glazed window to side aspect, opening into the utility room;

Utility Room 10'4 x 6.8 (3.15m x 1.83m.2.44m)

With space and plumbing for washing a machine space and space for a tumble dryer, UPVC double glaze window to be side, partial UPVC obscure double glazed door to a lean to conservatory area.

Lean To Conservatory

Obscured glazed windows to the rear and to the side, door to the rear garden and door to WC;

WC

Wall mounted wash hand basin and low level WC.

First Floor

Landing

Stairs to the first floor, split level landing, dado rail, fitted carpet, and doors leading to;

Bedroom One 15'11 x 11'8 (4.85m x 3.56m)

Fitted carpet, skirting boards, two UPVC double glazed windows to the front aspect.

Bedroom Two 9'11 x 13 (3.02m x 3.96m)

Fitted carpet, skirting boards, cupboard to alcove, UPVC double glazed window to the rear.

Bedroom Three 14'5 x 6'11 (4.39m x 2.11m)

Fitted carpet, skirting boards, two UPVC double glazed windows to the side.

Bathroom 10'3 x 6'2 (3.12m x 1.88m)

Wood effect flooring, panelled bath, corner shower cubicle with chrome mains shower head over, pedestal wash handbasin, low level WC, wall mounted towel radiator, obscure UPVC double glaze window to the rear. Partial tiled walls to the bath.

Second Floor

Landing

Stairs with fitted carpet to the second floor to an original built fourth bedroom.

Bedroom Four 25'8 x 14'1 (7.82m x 4.29m)

Fitted carpet, UPVC double glazed window and double glazed 'Velux' skylight window with built in blind to the front aspect and UPVC double glazed window to the rear.

Outside

Forecourt to the front fence and gate and pathway leading to the storm porch with original partial tiles walls, partial wood, an obscure glazed front door with glazed top section. An enclosed rear garden patio area, raised sideboards and side return

Services

Mains water. Mains drainage. Mains gas. Mains electric.

Directions

From Newport Road heading towards the city centre, turn right onto City Road. Continue down City Road and turn right onto Keppoch Street. The property is located on the left hand side after the Mackintosh Centre.







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GROSS INTERNAL AREA
 FLOOR 1: 632 sq ft, FLOOR 2: 620 sq ft, FLOOR 3: 294 sq ft
 TOTAL: 1546 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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