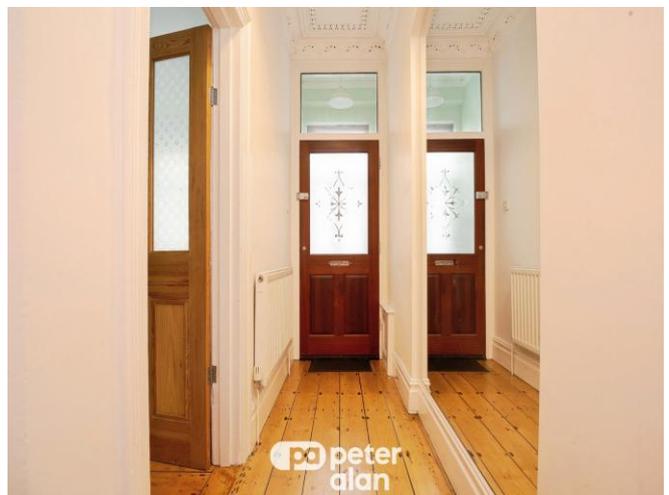




Arran Street, offers over £300,000

- Three Double Bedrooms
- Period Mid Terrace House
- Beautiful Throughout
- Downstairs Utility & WC
- Private Overlooking Local Bowls Club
- Prime Roath Location
- EPC Rating C
- Council Tax Band E
- EPC Rating: C



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About the property

Welcome to Arran Street, a charming mid terrace house overflowing with originality and has been carefully developed into a stunning family home, situated in prime Roath territory with bay fronted aspect, rear enclosed sun trap garden just a stones throw from Roath Park. Call us today!

Accommodation

Entrance Hallway

Living Room

14' 4" x 11' 10" (4.37m x 3.61m)

Dining Room

11' 5" x 9' 10" (3.48m x 3.00m)

Kitchen

19' 11" x 9' 11" (6.07m x 3.02m)

Wc/Utility



Bedroom One

14' 9" x 11' 10" (4.50m x 3.61m)

Bedroom Two

11' 4" x 9' 10" (3.45m x 3.00m)

Bedroom Three

13' 11" x 9' 10" (4.24m x 3.00m)

Bathroom

Cellar

02920 462246

albanyroad@peteralan.co.uk

Floorplan



Total floor area 110.6 m² (1,191 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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