Peter Alan - Albany Road

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Arabella Street,
Cardiff CF24 4SX

- EPC Rating: D
- No Onwards Chain
- Enclosed Rear Garden
- Open Plan 24' Lounge/Dining Room
- Modern Kitchen

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About The Property

A beautiful traditional period mid terrace property in the heart of the ever popular area of Roath, Cardiff. Positioned just a stone's throw from Albany Road offering an abundance of shops, retailers and restaurants, along with a number of local attractions which all residence love to visit - Roath Park Lake, Roath Rec and Waterloo Gardens. The area is held in high regards and this property is also to be sold with no onwards chain. For commuters are is a number of regular public transport links along with great road links leading towards the M4 corridor.

Internally the property accommodation comprises; Entrance hall, open plan lounge/dining room and kitchen to the ground floor. To the first floor you will find three spacious bedrooms along with a family bathroom complete with three piece suite.

Outside the property offers a paved front forecourt leading to the front door which is presented with the originally ties. The rear garden is enclosed and is currently laid with paving and stone chippings with an abundance of plants, trees and shrubbery.

Accommodation

Entrance Hall

Enter into hallway. Staircase leading to first floor. Door leading to lounge/dining room.

Lounge/dining Room

24' 5" max x 10' 7" max (7.44m max x 3.23m max)
Feature fireplace and surround. Bay window to front and window to rear. Under stair storage cupboard. Door leading to kitchen.

Kitchen

13' 10" x 8' 7" max (4.22m x 2.62m max)
Fitted with a range of base and eye level units with worktops over. Fitted Range cooker with hob and cooker hood over. Inset ceramic sink unit plus drainer. Integrated fridge, integrated freezer. Space for washing machine. French doors leading to rear garden.

Landing

Access to all first floor rooms.

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Bedroom One
13' 5" max x 12' 5" max (4.09m max x 3.78m max)
Bay window to front and window to front.

Bedroom Two
11' x 7' 9" (3.35m x 2.36m)
Window to rear.

Bedroom Three
8' 7" max x 6' 9" (2.62m max x 2.06m)
Window to rear.

Bathroom
Fitted with a three piece suite comprising shower enclosure, WC and wash hand basin. Obscure window to side.

Outside
Gated front forecourt laid with traditional stone paving leading to front door. The rear garden is enclosed and comprises of paving and stone chipping's with a range of plants, trees and shrubbery.

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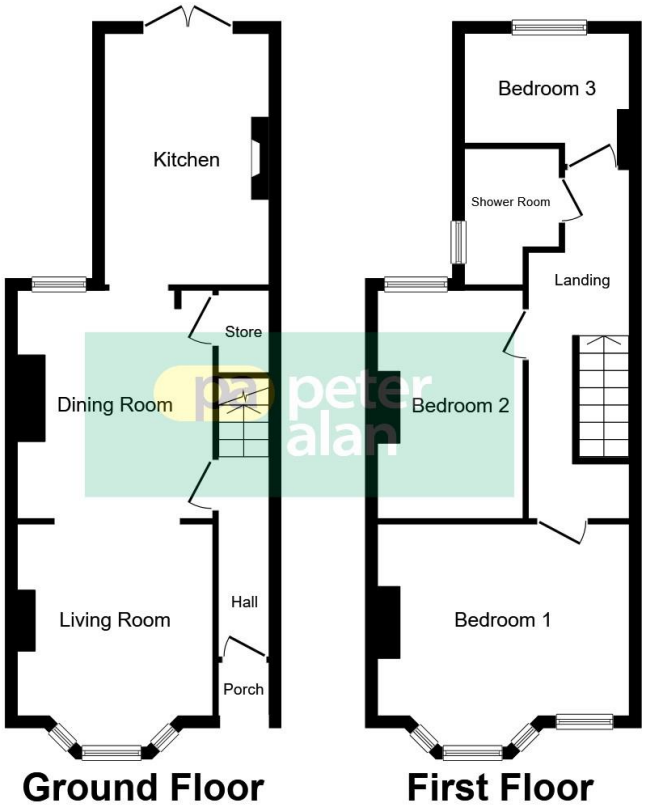

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Peter Alan. Powered by www.focalagent.com

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