



**Blanche Street, Roath Cardiff CF24 1QT**

**welcome to**

## **Blanche Street, Roath Cardiff**

Well-presented traditional mid-terrace in popular Roath, close to local amenities and Cardiff City Centre. Offering lounge/diner, fitted kitchen, bathroom, three bedrooms, plus gas central heating and enclosed rear garden. Viewing highly recommended.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Porch**

Internal area with door providing access to:

#### **Lounge Area**

14' 2" Max x 10' 8" Max ( 4.32m Max x 3.25m Max )

Double glazed window to front aspect, radiator, picture rail, engineered wooden flooring and opens to:

#### **Dining Area**

14' 2" Max x 11' Max ( 4.32m Max x 3.35m Max )

Double glazed full aspect door providing access to rear garden, stairs rising to first floor, engineered wooden flooring, radiator, cupboard housing electric meter and built in understairs cupboard.

#### **Kitchen**

13' 11" x 8' ( 4.24m x 2.44m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, spaces for washing machine and dishwasher, subway tiled splashback, tiled flooring, wall mounted combi boiler, two double glazed windows to side aspect and double glazed door providing access to rear garden.

#### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, partially tiled walls, radiator, extractor fan, tiled flooring and double glazed windows to side and rear aspect.

### **First Floor**

#### **Landing**

Loft hatch with ladder and the vendor has advised the loft has been boarded for storage and doors providing access to:

#### **Bedroom One**

14' 3" Max x 10' 9" Max ( 4.34m Max x 3.28m Max )

Two double glazed windows to front aspect and radiator.

#### **Bedroom Two**

10' 7" Max x 8' 11" Max ( 3.23m Max x 2.72m Max )

Double glazed window to rear aspect, radiator and exposed floorboards.

#### **Bedroom Three**

10' 3" x 8' 4" ( 3.12m x 2.54m )

Double glazed window to rear aspect and radiator.

### **Outside**

#### **Rear Garden**

Enclosed, with raised patio area, wooden shed to remain and sheltered bike store/wood store.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Blanche Street,**  
**Roath Cardiff**

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge Area and Dining Area
- Fitted Kitchen
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£240,000**



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