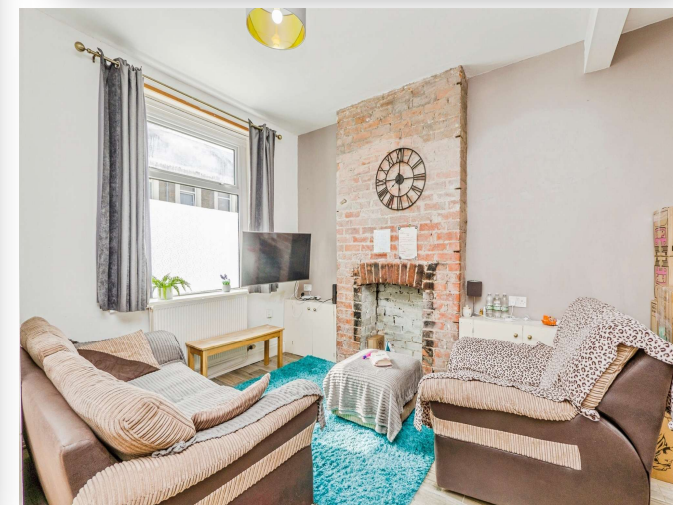
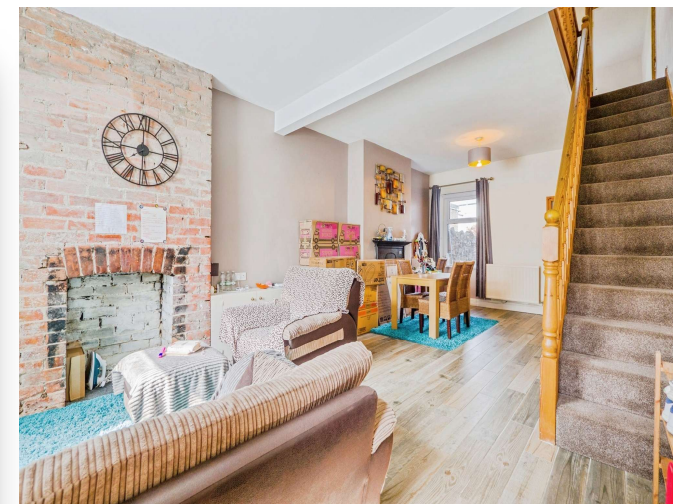




Treharris Street, Roath Cardiff CF24 3HP

welcome to

Treharris Street, Roath Cardiff

NO ONWARD CHAIN! A well-presented three-bedroom mid-terraced home in the heart of Roath, within walking distance of Albany Road, Wellfield Road and Cardiff City Centre. Featuring a spacious lounge/diner, modern kitchen, contemporary shower room and enclosed rear garden. Viewing highly recommended.

Ground Floor

Entrance

Via a front door into:

Porch

Door providing access to:

Lounge/Dining Area

25' 9" x 13' 2" (7.85m x 4.01m)

Double glazed windows to front and rear aspect, radiator, exposed brick chimney breast, stairs rising to first floor, feature fireplace, understairs storage, powerpoints and door providing access to:

Kitchen Area

10' x 7' 4" (3.05m x 2.24m)

Fitted with a range of modern high gloss wall and base level units with complementary work surfaces over, 'Belfast' sink, integrated electric hob and oven with extractor over, integrated undercounter fridge, grey subway style tiled splashbacks, powerpoints, double glazed window to side aspect and access to:

Rear Hall Area

Cupboard housing space for washing machine and shelving and access to:

Shower Room

Fitted with a modern three piece suite comprising shower cubicle area, WC, wall mounted wash hand basin, subway style tiled walls, tiled flooring, tiled flooring and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

13' 2" x 11' 1" (4.01m x 3.38m)

Two double glazed windows to front aspect, radiator, painted exposed floorboards and feature fireplace.

Bedroom Two

14' 5" x 7' 1" (4.39m x 2.16m)

Double glazed window to rear aspect, radiator and feature fireplace.

Bedroom Three

11' 6" x 7' 4" (3.51m x 2.24m)

Double glazed window to rear aspect and radiator.

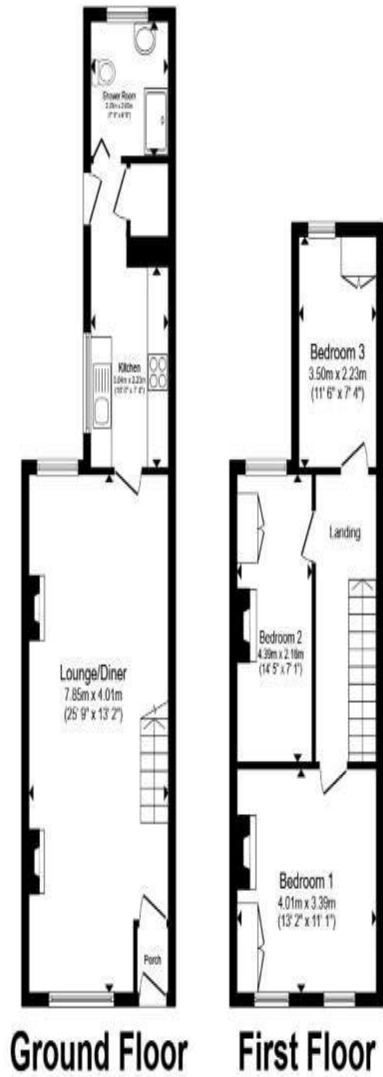
Outside

Rear Garden

Enclosed, paved area and lawned area.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 86.3 m² (929 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



welcome to
Treharris Street,
Roath Cardiff

- Traditional Mid Terraced Home
- Three Bedrooms
- Lounge/Dining Area
- Modern Grey High Gloss Fitted Kitchen
- Ground Floor Contemporary Shower Room

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

offers in excess of

£260,000



view this property online allenandharris.co.uk/Property/ROA114465



Property Ref:
ROA114465 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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