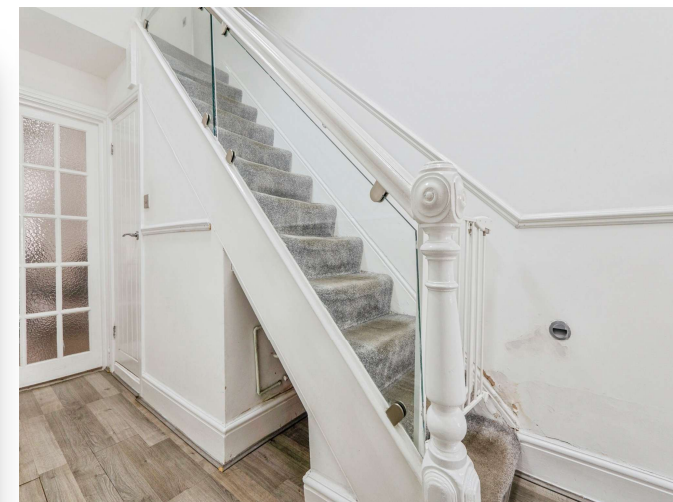




Strathnairn Street, Roath Cardiff CF24 3JN

welcome to

Strathnairn Street, Roath Cardiff

Offering generous and versatile accommodation in a prime location, this outstanding home presents a rare opportunity to acquire a property that truly has it all. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Ground Floor

Entrance

Via a double glazed front door into:

Hallway

Stairs rising to first floor, understairs storage cupboard, laminate flooring and access to:

Downstairs Wc

Fitted with a two piece suite comprising WC and wash hand basin.

Reception Room One

15' 3" x 13' (4.65m x 3.96m)

Double glazed window to front aspect, powerpoint and laminate flooring.

Reception Room Two

11' 7" x 10' 1" (3.53m x 3.07m)

Window into kitchen, laminate flooring and powerpoint.

Reception Room Three

15' 5" x 14' 3" (4.70m x 4.34m)

Double glazed window to rear aspect, skylight, laminate flooring, powerpoint and doors providing access to:

Kitchen

16' 11" x 9' 9" (5.16m x 2.97m)

Fitted with a range of modern high gloss wall and base level units with complementary work surfaces, sink unit, integrated gas hob with extractor over, integrated double oven and dishwasher, spaces for washing machine, tumbledryer and fridge/freezer, powerpoints, tiled flooring, tiled splashbacks, two double glazed windows to side aspect and double glazed door to side providing access to rear garden.

First Floor

Landing

Stairs rising to bedroom one and en-suite and doors providing access to:

Bedroom Two

15' 9" x 10' 6" (4.80m x 3.20m)

Two double glazed windows to rear aspect, radiator, powerpoint and fitted wardrobes.

Bedroom Three

11' 6" x 10' (3.51m x 3.05m)

Double glazed window to rear aspect, radiator and powerpoint.

Bedroom Four

13' 1" x 10' (3.99m x 3.05m)

Double glazed window to side aspect, radiator, powerpoint and door providing access to:

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, tiled flooring and double glazed window to side aspect.

Balcony Area

10' x 6' 3" (3.05m x 1.91m)

Astro turf and wrought iron fencing.

Second Floor

Landing

Door providing access to:

Bedroom One

20' 8" x 15' 4" (6.30m x 4.67m)

Double glazed window to front aspect, radiator, laminate flooring and door providing access to:

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail and double glazed window to front aspect.

Outside

Front Forecourt

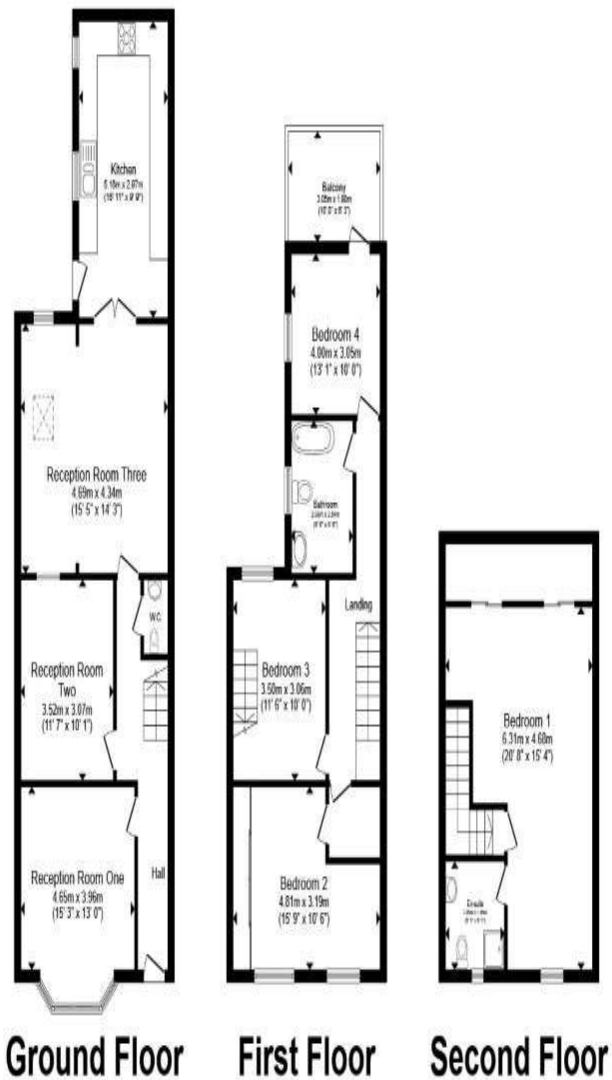
Low brick wall boundary, mainly paved with step leading to front entrance.

Rear Courtyard

Enclosed and mainly paved.

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."



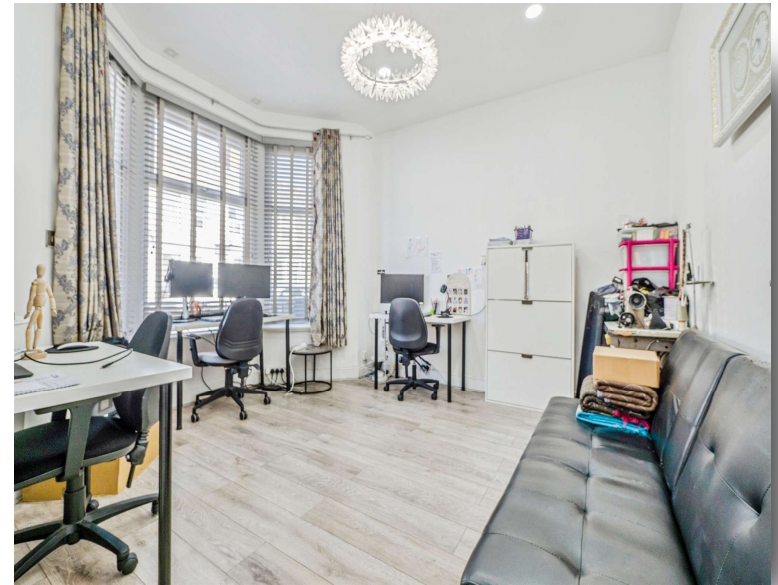
Ground Floor

First Floor

Second Floor

Total floor area 157.0 m² (1,690 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
Strathnairn Street,
Roath Cardiff

- Extended Traditional Bay Fronted Mid Terraced Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Bedroom Four with a Balcony
- Three Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£400,000



view this property online allenandharris.co.uk/Property/ROA114976



Property Ref:
ROA114976 - 0004

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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