



Richards Terrace, Roath Cardiff CF24 1RU

welcome to

Richards Terrace, Roath Cardiff

No Onward Chain! A traditional mid-terraced home brimming with potential, situated in the sought-after area of Roath, close to local amenities, Cardiff City Centre and excellent transport links. Offering four bedrooms, spacious living accommodation, a rear garden and detached garage.

Ground Floor

Entrance

Via a double glazed door into:

Porch

Brick built with door providing access to:

Hallway

Stairs rising to first floor and doors providing access to:

Reception Room

22' 4" x 13' 5" (6.81m x 4.09m)

Living Area: Double glazed box bay window to front aspect, window bench, wall mounted gas fire, shelved recesses, powerpoint and opens to:

Dining Area: Double glazed patio doors providing access to rear garden, shelved recesses and powerpoint.

Kitchen

14' 1" x 8' 6" (4.29m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric double oven, cooker hood, spaces for washing machine and undercounter fridge and freezer, powerpoints, double glazed window to side aspect and door providing access to:

Bathroom

Fitted with a three piece suite comprising bath, shower cubicle, wash hand basin, tiled flooring, tiled walls, double glazed obscure window to side aspect and door providing access to:

Inner Lobby

Door providing access to separate WC and double glazed door providing access to rear garden.

Separate Wc

Fitted with a WC and double glazed obscure window to rear aspect.

First Floor

Landing

Fitted cupboard and doors providing access to:

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed window to front aspect, radiator, fitted wardrobes and powerpoint.

Bedroom Two

11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed window to rear aspect, radiator, fitted wardrobes and powerpoint.

Bedroom Three

8' 2" x 6' 3" (2.49m x 1.91m)

Double glazed window to front aspect, radiator and powerpoint.

Bedroom Four

9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window to rear aspect, radiator and powerpoint.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin inset to vanity unit, WC, tiled flooring, tiled walls and double glazed obscure window to side aspect.

Outside

Front Forecourt

Enclosed by low brick bound wall, wrought iron gate, mainly paved, established shrub and access to front entrance.

Rear Garden

Enclosed, mainly paved with access to:

Ground Floor Garage

14' 5" x 13' 5" (4.39m x 4.09m)

Stairs rising to:

First Floor Garage/Storage

14' 5" x 13' 5" (4.39m x 4.09m)

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."

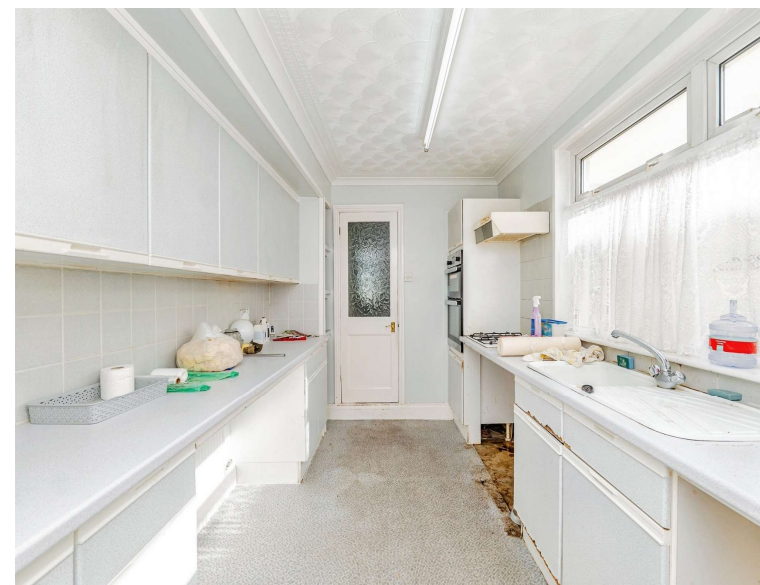
Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Total floor area 141.7 m² (1,525 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
Richards Terrace,
Roath Cardiff

- Traditional Mid Terraced Home
- Four Bedrooms
- Open Plan Reception Room
- Fitted Kitchen
- Ground Floor Bathroom and Separate WC

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

£295,000



view this property online allenandharris.co.uk/Property/ROA115170



Property Ref:
ROA115170 - 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.

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