

Cyfarthfa Street, Roath, Cardiff, CF24 3HG.



PRICE: £215,000 Freehold

- Terraced house
- Three bedrooms
- Two reception rooms
- Popular location
- No onward chain
- EPC Rating - E

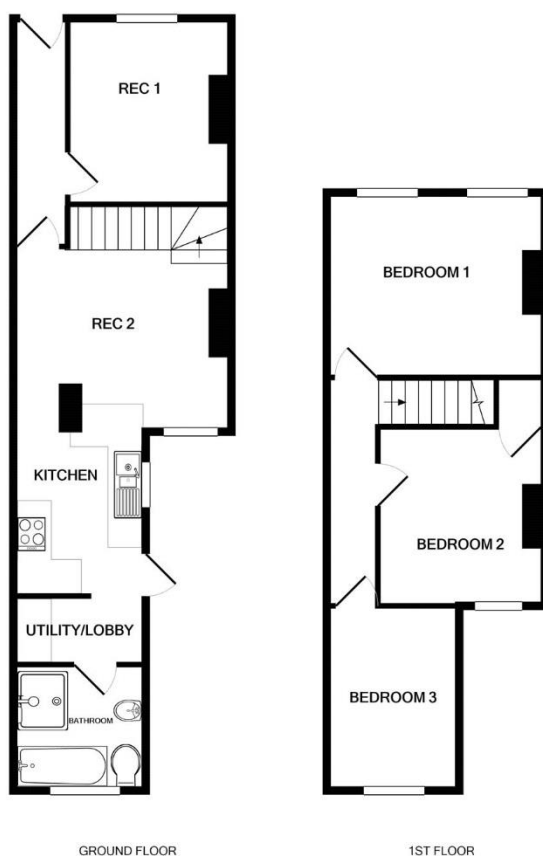


Call our Roath office: 029 2048 4898

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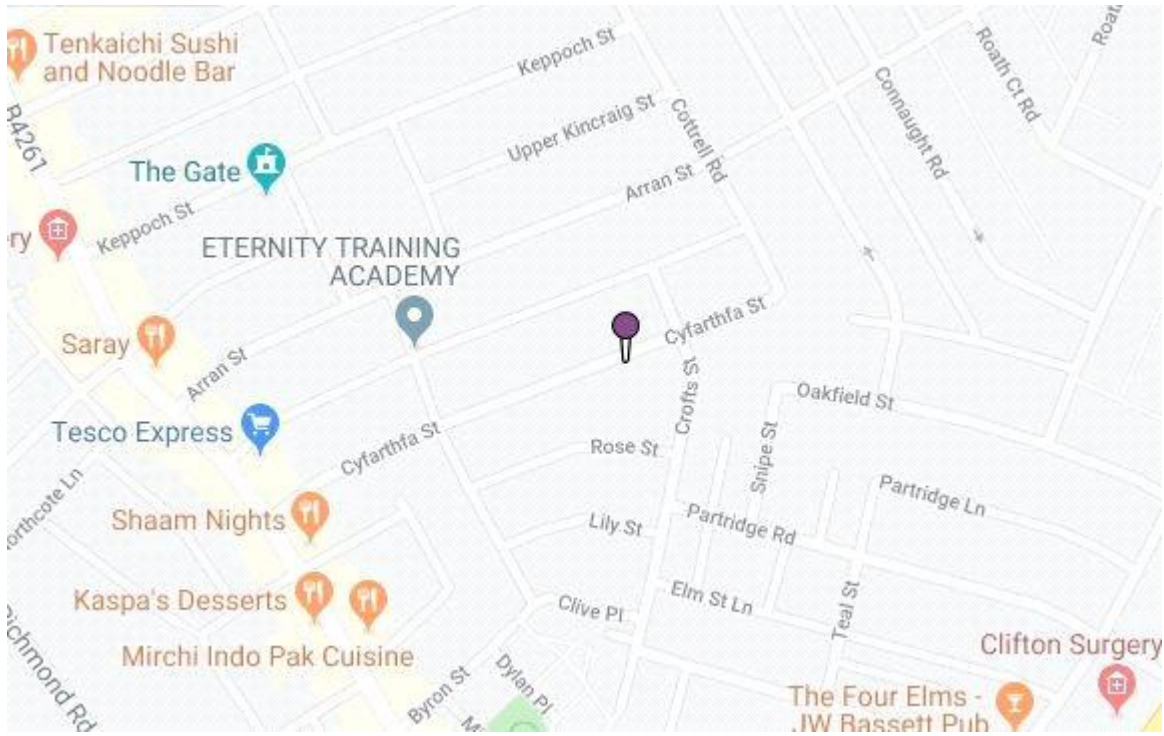
MOGINIE
JAMES

Perfect for first time buyers is this, three bedroom, period terraced house. The property is situated in this vibrant area of Roath, close to many amenities including a wide array of shops and popular restaurants and bars and offers: entrance hall, dining room, living room opening to the kitchen and a bathroom with a separate shower cubical on the ground floor and there are three bedrooms on the first floor. Outside is an enclosed rear garden. Further benefits include gas central heating, double glazing and is offered for sale with no onward chain.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ground Floor:

Entrance Hall: Entered via a partial upvc obscure double glazed and leaded front door with obscure upvc double glazed top section, wood effect laminate floor and corniced ceiling. Wooden panelled door to:

Reception Room One: 10'10" (3.3) x 9'7" (2.92) (max, into alcove). With wood effect laminate floor, corniced ceiling and upvc double glazed window to the front.

Reception Room Two: 13'3" (4.04) (max) x 12'10" (3.9) (max, into alcove). With opening to chimney breast with slate tiled hearth, opening walkway to kitchen and breakfast bar area and opening to kitchen, stairs to the first floor and upvc double glazed window to the rear. Step down to:

Kitchen: 9'7" x 7'9" (2.92m x 2.36m). With tiled floor and a range of wall and floor level units, roll top work surface, 4 ring stainless steel gas hob, fan assisted below and extractor hood over, space for fridge/freezer, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, opening breakfast bar area to reception room two, upvc double glazed window to the side and partial obscure upvc double glazed door to the side. Leading to:

Lobby/Utility Area: With tiled floor, roll top work surface, space for washing machine and wall mounted combination boiler. Wooden panelled door to:

Bathroom with wc: 7'7" x 7'4" (2.3m x 2.24m). With partially tiled walls and suite comprising: panelled bath with chrome mixer tap, shower cubicle with chrome mains shower attachment over, pedestal wash hand basin with chrome mixer tap over and low level wc. Wall mounted heated towel radiator and obscure upvc double glazed window to the rear.

First Floor:

Landing: With fitted carpet and access hatchway to the loft with pull down ladder and double glazed skylight window to the rear. Wooden panelled doors to:

Bedroom One: 13'2" x 10'9" (4.01m x 3.28m). With fitted carpet and 2 upvc double glazed windows to the front.

Bedroom Two: 10'5" (3.18) x 9'9" (2.97) (max, into alcove). With fitted carpet, cupboard over stairs and upvc double glazed window to the rear.

Bedroom Three: 10'6" x 7'8" (3.2m x 2.34m). With fitted carpet and upvc double glazed window to the rear.

Outside:

Rear Garden: Side return and steps up to gravelled and patio area.

Services: Gas, electricity, water and drainage.

Tenure: WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

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