



**Claude Road, Roath Cardiff CF24 3QB**

**welcome to**

## **Claude Road, Roath Cardiff**

No Chain! A spacious bay-fronted mid-terraced home in the sought-after area of Roath, within walking distance of local amenities and the City Centre. Offering versatile accommodation with two reception rooms, dining area, fitted kitchen, ground floor WC, five bedrooms, and family bathroom.

### **Ground Floor**

#### **Entrance**

Via front door into:

#### **Hallway**

Stairs rising to first floor and access to:

#### **Lounge Area**

14' 4" x 12' 4" ( 4.37m x 3.76m )

Double glazed bay window to front aspect and opens to:

#### **Reception Area Two**

12' x 10' 1" ( 3.66m x 3.07m )

Feature fireplace and doors providing access to rear garden.

#### **Dining Area**

10' 3" x 6' 2" ( 3.12m x 1.88m )

Access to:

#### **Kitchen Area**

21' 10" x 10' 9" ( 6.65m x 3.28m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, hob and oven, cooker hood, spaces for washing machine, tumbledryer, dishwasher and fridge/freezer, powerpoints, double glazed window to side aspect and double glazed door to side providing access to rear garden.

#### **Separate Wc**

Fitted with a WC and double glazed window to side aspect.

### **First Floor**

#### **Landing**

Stairs rising to second floor and doors providing access to:

#### **Bedroom One**

15' 7" x 14' 3" ( 4.75m x 4.34m )

Double glazed bay window to front aspect with additional double glazed window to front aspect, feature fireplace and powerpoint.

#### **Bedroom Three**

14' 1" x 10' 9" ( 4.29m x 3.28m )

Double glazed window to rear aspect and powerpoint.

#### **Bedroom Four**

12' x 10' 2" ( 3.66m x 3.10m )

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

#### **Bathroom**

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

### **Second Floor**

#### **Landing**

Double glazed window to rear aspect and doors providing access to:

#### **Bedroom Two**

15' 9" x 11' 7" ( 4.80m x 3.53m )

Double glazed window to front aspect, feature fireplace and powerpoint.

#### **Bedroom Five**

12' 1" x 10' 1" ( 3.68m x 3.07m )

Double glazed window to rear aspect and powerpoint.

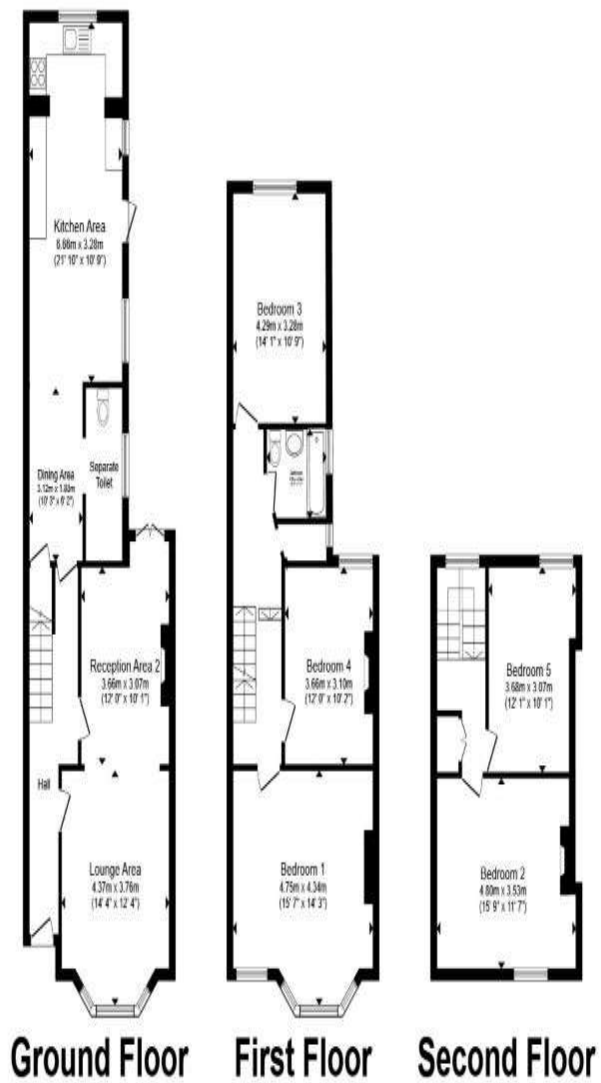
#### **Outside**

##### **Front Forecourt**

Paved path leading to front entrance.

##### **Rear Garden**

Enclosed with paved area, raised wooden planted bed and area laid to lawn.



Total floor area 166.9 m<sup>2</sup> (1,796 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](http://www.propertybox.io)



**welcome to**  
**Claude Road,**  
**Roath Cardiff**

- Bay Fronted Mid Terraced Home
- Five Bedrooms
- Lounge Area/Reception Area Two
- Kitchen Area/Dining Area
- First Floor Bathroom and Separate WC

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

**£375,000**



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Property Ref:  
ROA114562 - 0003

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