



Theodora Street, Roath Cardiff CF24 1PB

welcome to

Theodora Street, Roath Cardiff

Stylish and characterful three-bedroom mid-terrace home featuring two reception rooms, a modern open-plan kitchen/diner, utility area, contemporary bathroom and a private enclosed rear garden. Ideally located on Theodora Street, close to local amenities and transport links.

Ground Floor

Entrance

Via a double glazed composite front door into:

Hallway

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

Reception Room One

12' 9" x 10' 4" (3.89m x 3.15m)

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

Reception Area Two

12' 5" x 10' 11" (3.78m x 3.33m)

Feature fireplace, laminate flooring, powerpoint and access to:

Kitchen/Dining Area

16' 8" x 10' 3" (5.08m x 3.12m)

Fitted with a range of modern high gloss wall and base level units with complementary work surfaces over, sink and drainer unit, integrated electric induction hob, electric oven and integrated fridge/freezer, powerpoints, spotlights, space for table and chairs, double glazed patio doors providing access to rear garden and access to:

Utility Area

8' 4" x 5' (2.54m x 1.52m)

Fitted with a complementary work surface, spaces for washing machine and dishwasher, powerpoint and double glazed window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

12' 4" x 11' (3.76m x 3.35m)

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

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

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

Bedroom Three

7' 11" x 6' 3" (2.41m x 1.91m)

Double glazed window to front aspect and powerpoint.

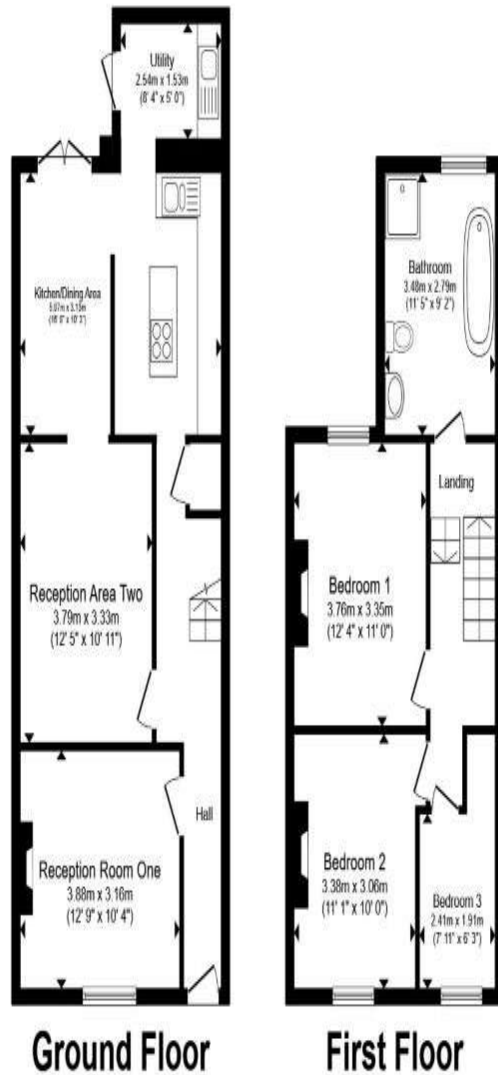
Bathroom

Fitted with a four piece suite comprising freestanding bath, double shower area, WC, wash hand basin, heated towel rail and double glazed obscure window to rear aspect.

Outside

Rear Garden

Enclosed with patio area, step leading up to area laid to lawn and bark chipped area.



Total floor area 122.6 m² (1,319 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

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welcome to
Theodora Street,
Roath Cardiff

- Traditional Mid Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Fitted High Gloss Kitchen/Dining Area and Utility Area
- First Floor Four Piece Suite Bathroom

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

offers in excess of

£250,000



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Property Ref:
ROA114960 - 0003

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