



Arthur Street, Roath Cardiff CF24 1QR

welcome to

Arthur Street, Roath Cardiff

Put your own stamp on this three bedroom home situated in the central location of Roath within walking distance of Cardiff City centre. Offering two separate reception rooms, ground floor bathroom and enclosed rear garden. Viewing is recommended!

Ground Floor

Entrance

Entered via front door into:

Hallway

Tiled flooring, access to lounge, sitting room and kitchen, under stairs storage, radiator.

Lounge

Window to the front aspect, tiled flooring, radiator, power points.

Sitting Room

Window to rear aspect, radiator, power points.

Kitchen

Window to side aspect, Fitted wall and base units with work surfaces over, plumbing for washing machine, sink unit and drainer, wall mounted boiler, space and point for cooker, access through to rear lobby.

Rear Lobby

Door through to the rear garden with storage area, access to bathroom and separate w.c

Bathroom

Obscured window to rear aspect, 2 Piece suite comprising panelled bath and pedestal wash hand basin.

Downstairs Wc

Low level wc.

First Floor

Landing

Loft access, doors to all first floor rooms.

Bedroom One

Two windows to the front aspect, radiator, power points.

Bedroom Two

Window to rear aspect, radiator, power points.

Bedroom Three

Window to rear aspect, radiator, power points.

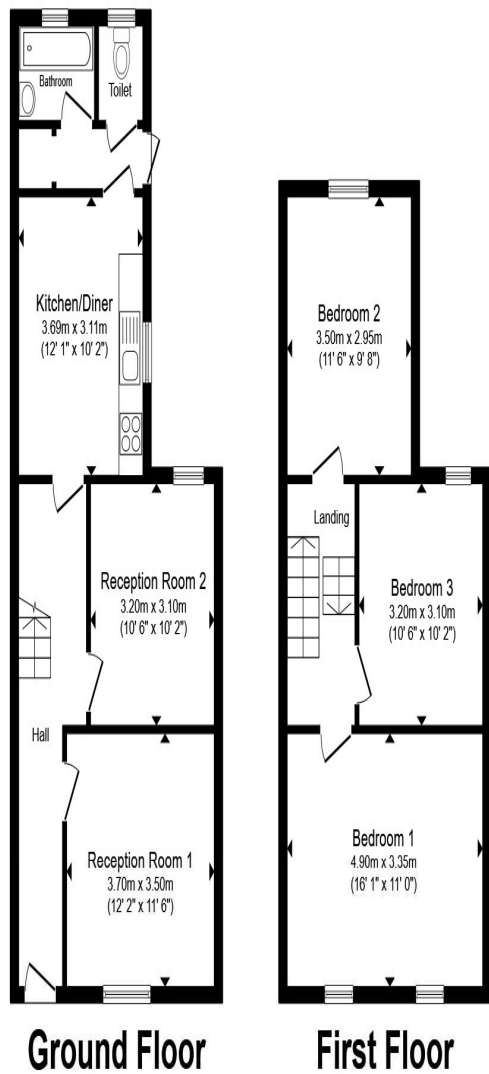
Outside

Rear Garden

There is an enclosed rear garden with an array of shrubs.

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."



Total floor area 95.8 m² (1,031 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
Arthur Street,
Roath Cardiff

- Traditional Flush Fronted Home
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Enclosed Rear Garden

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

offers over
£220,000



view this property online allenandharris.co.uk/Property/ROA115127



Property Ref:
ROA115127 - 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.

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.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk