

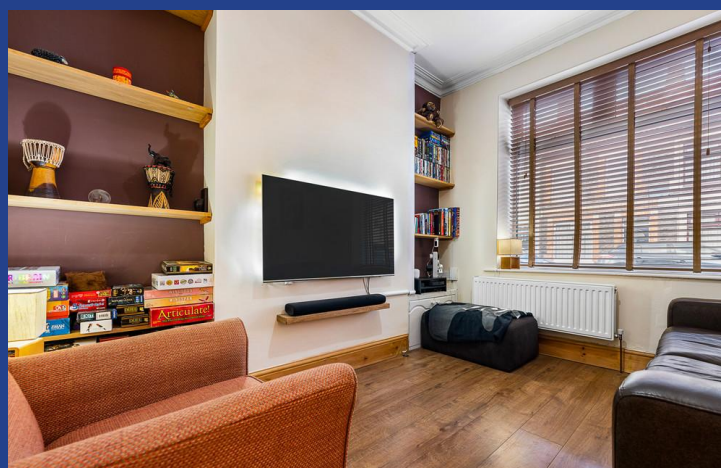
140 Cyfarthfa Street, Cathays, Cardiff, CF24 3HH



Estate Agents and
Chartered Surveyors

Guide Price

£250,000



End Terraced House

2

1

1

2

Property Description

Modern, upgraded and move in ready - This two double bedroom mid terrace property is the ideal first time purchase. The home sits in the popular area of Roath within walking distance to a range of amenities on Albany Road and Wellfield Road. The home has been recently upgraded offering a new kitchen and shower room with two reception rooms.

Tenure Freehold

Council Tax Band D

Floor Area Approx 840 sq ft

**Viewing Arrangements
Strictly by appointment**

DESCRIPTION

Extremely well presented two bedroom mid terrace property in the heart of Roath, Cardiff. The home has been recently upgraded and modernised throughout with a stunning kitchen with integrated appliance and beautiful shower room to the first floor. Internally the property accommodation comprises; entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor you will find two double bedrooms and a family shower room complete with three piece bathroom suite.

Outside the property there is free on-street parking is available. The rear garden to the home is enclosed offering a great space for outside dining and storage.

LOCATION

The property is located in the sought after Roath area within close proximity to the shops, restaurants, bars, cafe etc at Wellfield/ Albany Road. Albany primary school is near by and there is regular public transport links with easy access to the City Centre.

ENTRANCE HALLWAY

Enter into hallway via Upvc double glazed front door. Smooth walls and ceiling with central light pendant with traditional style tiled floor.

LOUNGE

7' 4" x 9' 7" into alcove (2.24m x 2.93m)
Smooth walls and ceiling with central light pendant and laminate flooring. Built in shelving into chimney alcoves plus low level storage housing consumer unit. Upvc double glazed window to front.

DINING ROOM

14' 4" x 12' 9" (4.37m x 3.91m)
Staircase leading to first floor. Built in storage into chimney breast. Additional storage housing consumer units. Smooth walls and ceilings with laminate floor and central pendant lighting. Upvc double glazed window to rear. Door leading to kitchen.

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KITCHEN

16' 2" x 7' 7" (4.94m x 2.33m)

Fitted with a range of base and eye level units with wooden worktops and a breakfast bar with and space for seating. Space for free standing cooker with gas hob and cooker hood. Inset one and half bowl stainless steel sink unit plus drainer. Integral dishwasher with pull out larder. Space for washing machine, tumble dryer and fridge/freezer. Smooth walls and ceiling with spot lighting and tiled floors with underfloor heating. Two upvc double glazed windows to side, upvc double French doors leading to rear garden plus upvc double glazed skylight to rear.

LANDING

Access to all first floor rooms. Smooth walls and ceilings with spot lighting and carpeted flooring. Over head double storage cupboard over stairs with wooden finish. Window leading into bedroom providing borrowed light from bedroom into hallway. Loft access with pull down ladder offering access to loft storage which is part boarded.

BEDROOM ONE

12' 9" Into alcove x 10' 9" (3.89m x 3.28m)

Double room with feature chimney breast. Smooth walls and ceiling with a central light pendant and carpeted flooring. Single storage cupboard currently used as a wardrobe with built in hanging rail and shelving. Upvc double glazed windows to front x2.

BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.05m)

Double room with smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to rear.

SHOWER ROOM

Fitted with a modern three piece suite comprising walk in double shower with glass shower screen and rainfall shower head, WC and wash hand basin with storage. Travertine (natural stone) tiled walls and floors with underfloor heating. Heated towel rail and shaving sockets.

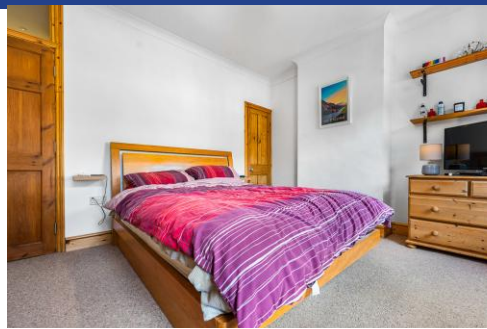
Spot lighting with ceiling extractor fan and wall mounted mirror with demister function. Upvc double glazed obscure windows to rear and Upvc double large skylight to rear.

OUTSIDE

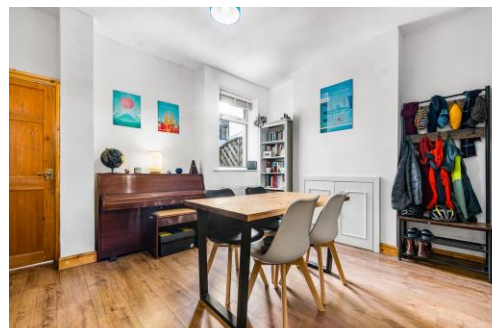
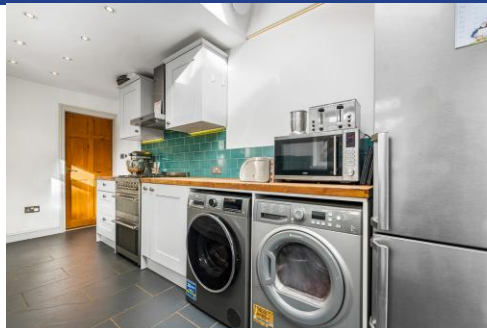
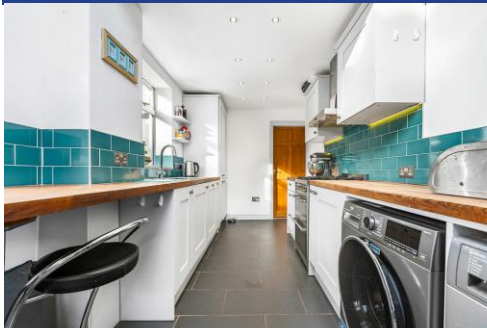
Enclosed courtyard garden laid with slate paving slabs with a stone wall surround ideal for outside dining and entertaining. Rear garden stone wall offer stunning feature and privacy to rear. Side garden ideal for storage.

Free parking to front for all residents and visitors.

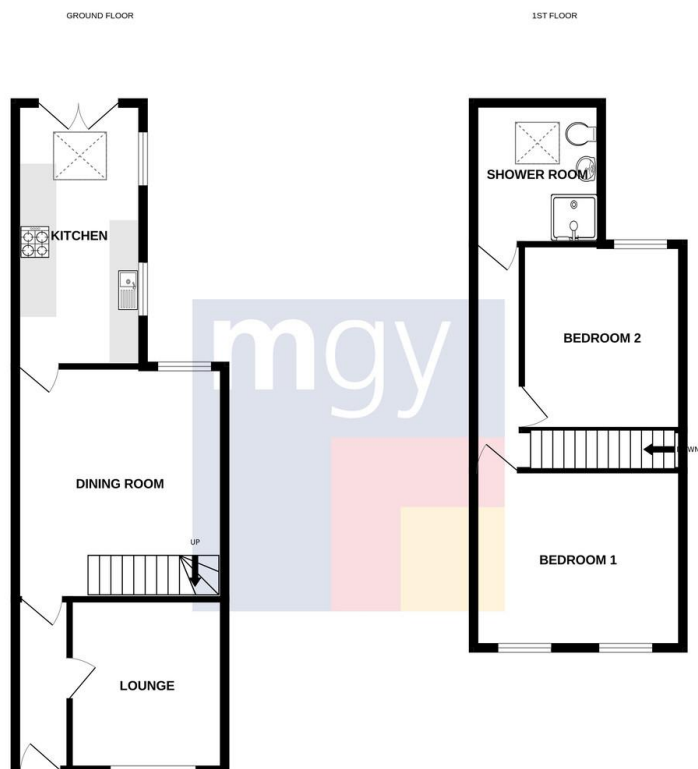
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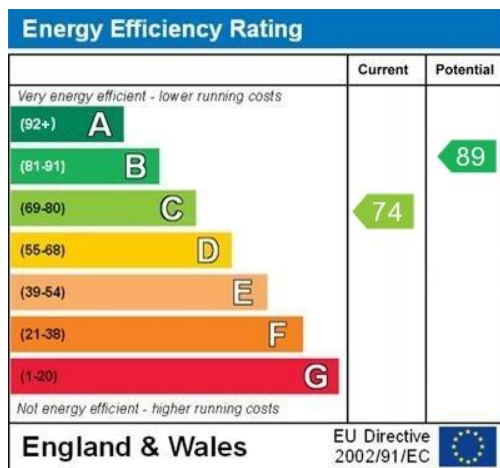
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