

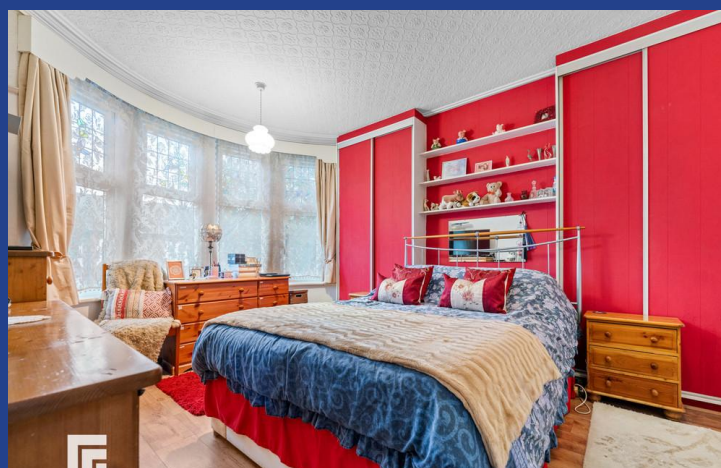
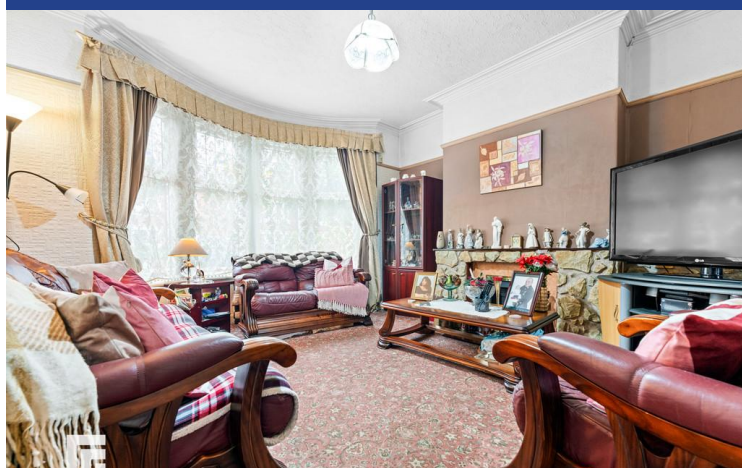
21 Princes Street,
Roath, Cardiff, CF24 3PS



Estate Agents and
Chartered Surveyors

Guide Price

£415,000



End Terraced House

3

1

1

2

Property Description

****PERFECTLY POSITIONED**** A imposing traditional red brick bay fronted, end of terrace, three bedroom property, retaining many original features in the Roath area of Cardiff close to public transport links, shops, bars and restaurants. The property comprises of large entrance hall, lounge, living room, kitchen/sitting room. Two double bedrooms and generous single, a bathroom to the first floor. Extensive enclosed rear garden, with summer house and patio area. Viewing highly recommended.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1217 sq.ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Princes Street is situated in the Roath area of Cardiff with Albany Road nearby offering a range of shops, bars, restaurants, cafes and much more. The ever popular Roath Park is a short walk away. Schools of all levels are nearby. Great transport links to the city centre and A48/M4 motorway.

PORCH

3' 10" x 2' 10" (1.193m x 0.874m)
Decorative Tiled floor and walls.

ENTRANCE HALL

6' 6" x 14' 9" (1.995m x 4.498m)
Carpet flooring. Decorative glass window to front aspect. Built in Storage cupboard. Radiator. Coving. Picture rail. Decorative glass feature window to kitchen. Radiator. Stairs to fire floor with handrail.

RECEPTION ROOM

13' 2" x 12' 0" (4.026 m x 3.658 m)
Carpet flooring. Bay window to front aspect. Radiator. Feature fireplace with a coal effect gas fire. Coving. Picture rail. Obscure glass sliding doors to second reception room.

KITCHEN/LOUNGE

29' 2" x 7' 4" (8.903m x 2.258m)
Wood flooring. Built-in cabinets. Wood burner in fireplace. PVC window to side aspect. Radiator. Step down to kitchen, Tiled flooring. Part tiled walls. Range of base and wall mounted cabinets with contrasting square edge countertops. Integral grill and oven. Four ring gas hob with extractor fan above. PVC window to rear aspect and PVC window to side access. PVC door with obscure glass to rear garden access. Boiler.

LOUNGE/DINER

11' 3" x 13' 2" (3.451m x 4.017m)
Carpet flooring. Radiator. Feature fireplace with a coal effect gas fire. Coving. Picture rail. Sliding patio doors to rear garden.

FIRST FLOOR LANDING

BATHROOM

8' 11" x 8' 5" (2.723m x 2.568m)
Oak style vinyl flooring. Radiator. Built in storage cupboard housing water tank. Loft hatch. Bath tub unit with shower head above. Two PVC windows with obscure glass to rear aspect. Vanity wash hand basin unit, wc with inset flush, part tiled walls.

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BEDROOM 1

11' 0" x 14' 6" (3.363m x 4.430m)

Bay window to front aspect. Two built-in storage cupboards. Radiator. Coving. Picture rail. Vinyl flooring.

BEDROOM 2

11' 3" x 12' 10" (3.434m x 3.930m)

Oak style vinyl flooring. PVC window to rear aspect. Radiator. Coving.

BEDROOM 3

7' 6" x 9' 1" (2.287m x 2.787m)

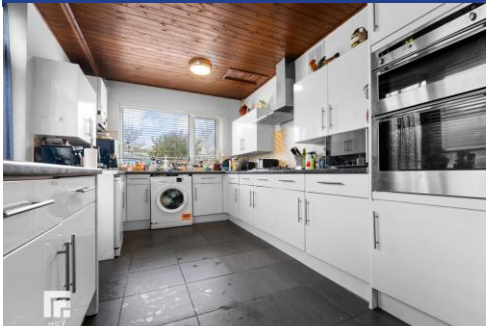
Vinyl flooring, PVC window to front aspect. Radiator. Picture rail.

OUTSIDE

Rear Garden

Gated Lane access. Patio. Lawn. Sunhouse. Shed. Kitchen door access. Brick wall boundary.

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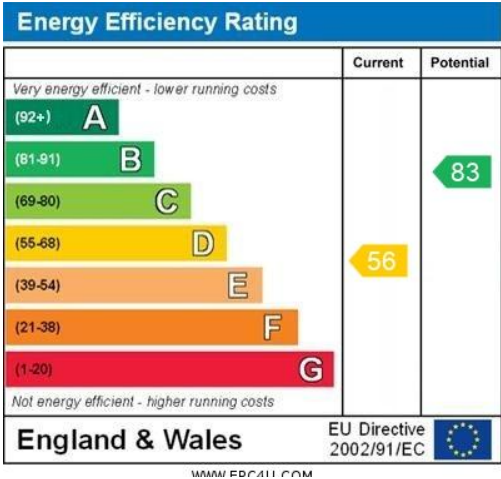
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TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.

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