



## Lochaber Street, Cardiff

**£450,000**

- NO CHAIN
- INVESTMENT OR FAMILY HOME
- 4 UPSTAIRS BEDROOMS
- 3 RECEPTION ROOMS
- EPC Rating: D



 4  2  1



## About the property

This superb example of a traditional bay fronted residence is situated in the prestigious and highly sought after area of Roath Park. Just a stones throw from the vast number of local amenities offered by Wellfield and Albany Road and a comfortable walking distance to Roath Recreational ground and Roath Park Lake. In addition the property currently sits in the catchments area for the sought after schools of both Roath Park Primary and Cardiff High School.

## Accommodation

### Hallway

Leading to all downstairs reception rooms, plain walls, original tiled flooring and radiator.

### Reception Room 1

11' 8" x 13' 6" ( 3.56m x 4.11m )

Enter via hallway, spacious front reception room currently used as a bedroom, carpeted floor, uPVC double glazed window to front.

### Reception Room 2

11' 11" x 9' 9" ( 3.63m x 2.97m )

Enter via hallway, currently being used as a bedroom, laminate flooring, plain walls, built in storage space, access to w.c and radiator.

### W.C

6' x 4' 11" ( 1.83m x 1.50m )

Enter via wooden doors from second reception room, laminate flooring, plain walls, toilet and sink pedestal, uPVC double glaze window to rear.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.