

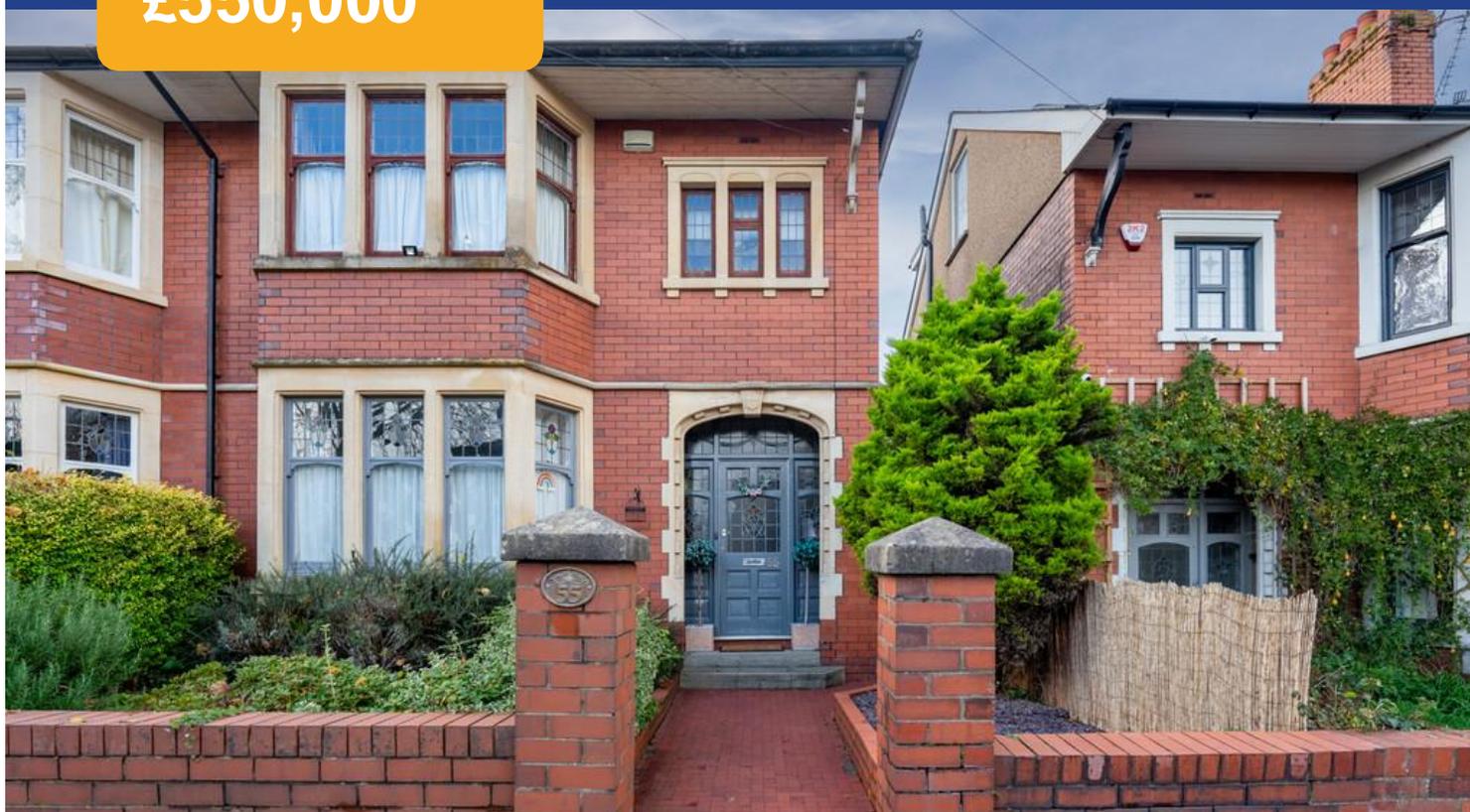
55 Princes Street,
Roath, Cardiff, CF24 3SL



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£550,000



End Terraced House

4

1

2

2

Property Description

IMMACULATE THROUGHOUT* A beautifully presented, end of terrace, four 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/breakfast room and rear lobby with access to utility room and wc to the ground floor. Four bedrooms and bathroom to the first floor. Enclosed south west facing rear garden. The property is gas central heated throughout. Viewing highly recommended.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,496 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALLWAY

Entered via original wooden door with decorative glazed panel. Additional decorative glazed panels to side and above. Decorative glazed window to side. Picture rail. Coved ceiling. Decorative tiled flooring. Central heating radiator with cover.

LOUNGE

14' 3" to alcove x 15' 1" to window (4.35m x 4.60m)
Double glazed window to front with decorative glazed fan lights. Picture rail. Coved ceiling. Deep skirting board. Feature fireplace with tiled inset. Parquet floor under carpet.

LIVING ROOM

11' 9" to alcove x 14' 7" (3.59m x 4.46m)
Double glazed large doors to rear garden. Feature fireplace. Picture rail. Coved ceiling. Deep skirting board. Tv aerial point. Central heating radiator with cover. Parquet flooring under carpet.

KITCHEN/ BREAKFAST ROOM

20' 6" x 10' 10" maximum (6.27m x 3.31m)
Double glazed window to side. Double glazed French doors to rear garden. Tiled flooring. Coved ceiling. Range of base and wall units with round edge work surfaces. Tiled splash backs. One and a half ceramic sink unit with mixer tap and drainer. Electric double oven with five ring gas hob and

stainless steel extractor hood above. Integrated dishwasher and fridge/freezer. Plenty of room for table and chairs. Under floor heating. Central heating radiator. Door to :

REAR LOBBY

Upvc double glazed door to rear garden. Doors to ;

WC - Upvc double glazed window to side. Tiled flooring. Low level wc.

UTILITY ROOM - Double glazed window to rear. Tiled flooring. Wall mounted gas central heating boiler. Shower cubicle with glass door. Plumbing for automatic washing machine and tumble dryer.

BEDROOM ONE

12' 9" to alcove x 14' 11" to bay window (3.90m x 4.55m)

Original bay window to front with leaded fanlights. Deep skirting board. Picture rail. Coved ceiling. Feature fireplace. Central heating radiator

BEDROOM TWO

14' 2" x 12' 0" to alcove (4.32m x 3.66m)
Double glazed window to rear. Deep skirting board. Picture rail. Feature fireplace. Built in storage cupboard with shelving. Central heating radiator.

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BEDROOM THREE

9' 4" x 10' 9" (2.86m x 3.29m)

Double glazed window to rear. Deep skirting board. Picture rail. Coved ceiling. Tv aerial point. Central heating radiator.

BEDROOM FOUR

8' 7" x 8' 5" (2.62m x 2.58m)

Leaded window to front. Deep skirting board. Central heating radiator.

BATHROOM

9' 10" maximum x 6' 2" (3.01m x 1.89m)

Two obscure windows to side. Part tiled walls and decorative tiled floor tiles. Three piece suite comprising of stand alone bath with mixer tap and shower attachment, wash hand basin and low level wc. Deep skirting board. Central heating radiator.

OUTSIDE

REAR GARDEN - A good size, enclosed rear garden with brick wall boundary and gated lane access. Double brick built garage. Paved and patio area. Astro turf area and play area. Wooden shed.

FRONT GARDEN - Low level brick wall with tiled path to front door. Garden with a range of shrubs and flowers.

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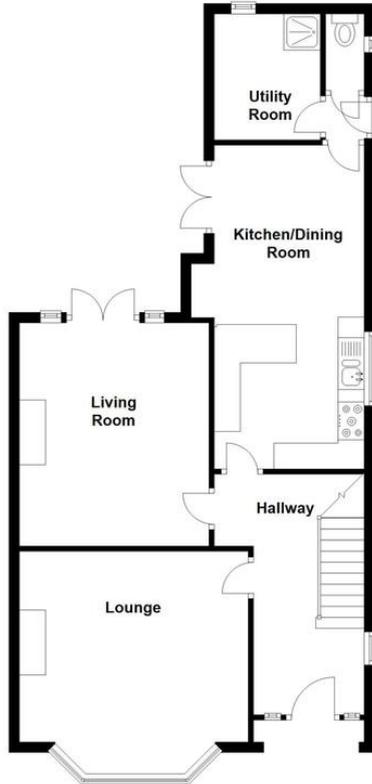


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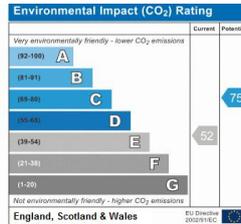
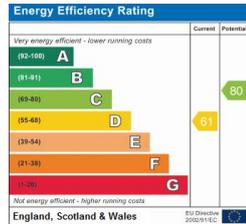
Ground Floor



First Floor



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