





## Property Description

Well-presented traditional mid-terraced two double bedroom traditional bay fronted property in Roath on the outskirts of the City Centre offered with No Chain! With generous proportions throughout to the ground floor are two separate reception rooms, sizeable kitchen, and additional utility room. To the first floor are the two double bedrooms and large bathroom. Outside to the front a private courtyard with boundary wall and hedging, to the rear a delightful, enclosed garden. Close to many local amenities and within walking distance to the City Centre. Excellent transport links to the the A48 & M4

### HALLWAY

Property entered via security front door into lobby area with further door into hallway. Stripped wood flooring. Radiator. Access to ground floor rooms. Carpeted staircase with traditional wooden balustrade. Under stair storage cupboards.

### LIVING ROOM

**10' 7" x 13' 3" (3.24m x 4.05m) max**  
Bay window to the front aspect. Stripped wooden flooring. Radiator. Traditional fireplace.

### DINING ROOM

**11' 4" x 11' 4" (3.46m x 3.46 m) max**  
Window to the rear aspect. Beautiful traditional fireplace. Low height cupboards in alcoves. Radiator. Stripped wooden flooring.



## KITCHEN

**11' 5" x 9' 10" (3.5m x 3.0m)**

Matching range of wall and floor units with space for white goods. Range cooker (to remain) with extractor hood above. White ceramic one and half bowl sink and drainer. Window to the side aspect. Tiled flooring and tiled splash areas. Access to utility room passing side door leading to garden.

## UTILITY ROOM

**10' 11" x 5' 6" (3.33m x 1.7m)**

Great size utility room with window to the rear aspect. Range of base units along the rear wall with sink and drainer and plumbing for washing machine. Tiled flooring. Radiator.

## FIRST FLOOR LANDING

Spacious carpeted landing on two levels providing access to all bedrooms and bathroom. Ample space for a landing wardrobe / cupboard. Additional large storage cupboard.

## BEDROOM ONE

**10' 7" x 17' 2" (3.24m x 5.24m) max**

Large 17-foot double bedroom with two windows to the front aspect. Radiator. Built in cupboard in one alcove. Carpeted flooring.

## BEDROOM TWO

**9' 10" x 11' 5" (3.23m x 3.5m) max**

Great size second double bedroom with window to the rear aspect. Radiator. Carpeted flooring.

## BATHROOM

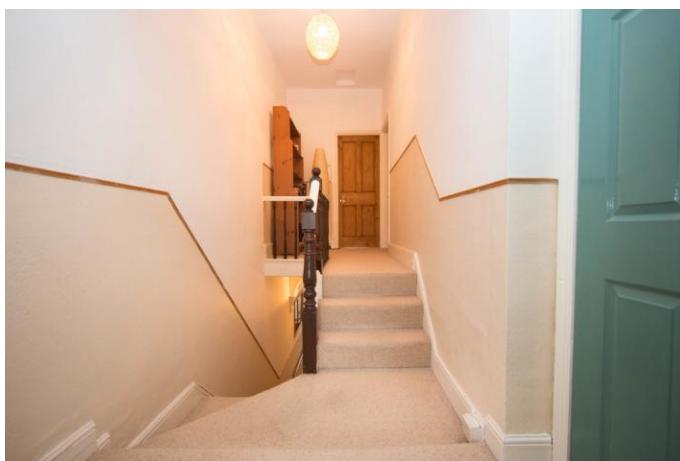
**9' 11" x 7' 10" (3.04m x 2.4m)**

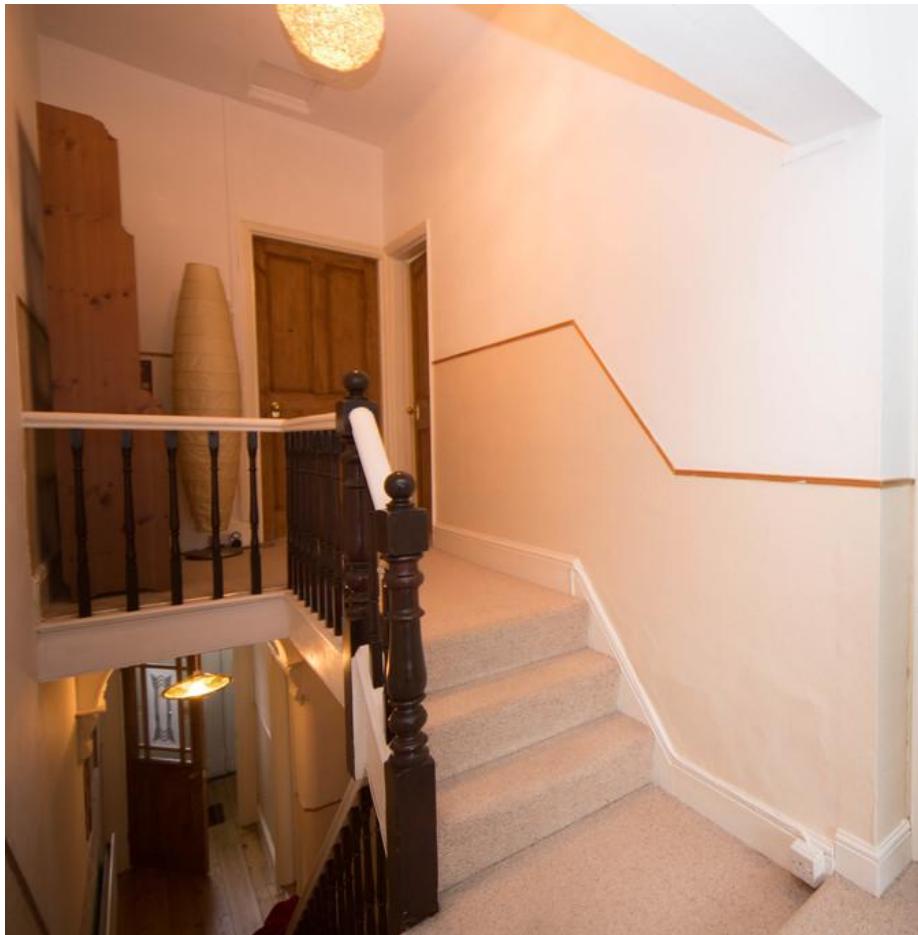
Surprisingly spacious bathroom with window to the



rear aspect. Stylish corner bath, pedestal wash hand basin, low level w.c and corner shower cubicle. Tiled floor and splash areas. Cupboard housing combi boiler. Valid Landlord Gas Safety Certificate.







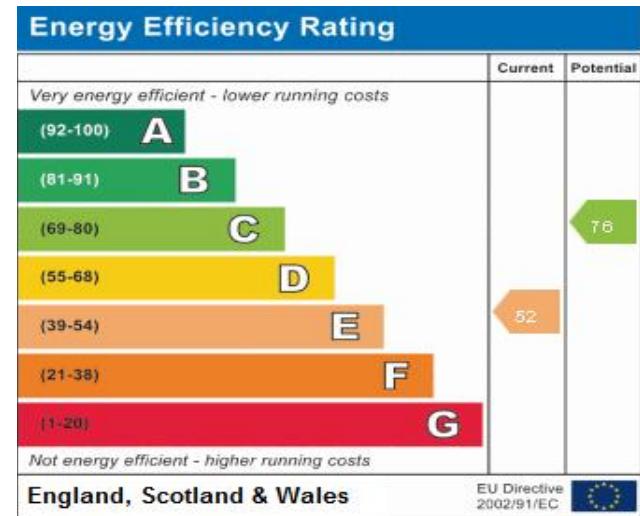


#### **FRONT GARDEN**

Private front forecourt with low level boundary wall and hedging above affording much privacy. Gated pathway to front.

#### **REAR GARDEN**

Delightful enclosed private garden with high level boundary walls and fencing. Established border. Patio area with area laid to slate chippings and stepping stones.



## Contact Us

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