

# 10 Morlais Street, Roath

Cardiff, CF23 5HQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£535,000**



Mid Terraced House

4

1

2

3

# Property Description

A beautiful period home offering a number of original features from grand fireplaces, high ceilings with stunning cornice and cover and sash windows. The home has been beautifully upgraded and much loved by the current owner and offers ample space for family to enjoy. There is also further opportunity for further development - \*subject to planning permission\*.

Situated close to Roath park and recreational gardens with many shops and amenities off Wellfield Rd and Albany Rd. Internally the property accommodation briefly comprises; grand entrance hall, lounge, dining room, kitchen, second reception room, lean to and cloakroom all to the ground floor. To the first floor you will find four spacious bedrooms and a family bathroom complete with three piece suite.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,668 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is located in the sought after Roath Park area, close to Roath Park Lake, Roath Recreational ground and the University hospital of Wales. Also in close proximity are the shops, restaurants etc at Wellfield/ Albany Road. There is regular public transport close at hand with easy access to the City Centre.

## ENTRANCE HALL

Smooth walls with textured ceiling complete with original picture rails, cornice and covering. Ceiling rose with a central light pendant and original tiled flooring. Staircase leading to first floor. Access to lounge, dining room and second reception room.

## LOUNGE

14' 2" into bay x 12' 7" max (4.34m x 3.84m)  
Smooth walls and ceiling with original picture rails, cornice and coving. Ceiling rose with central light pendants and original wooden flooring to finish. Feature fireplace and surround with original tiles. Bay window to front. Built in storage within the alcove with fitted book shelves.

## DINING ROOM

13' 9" x 10' 5" maximum (4.21m x 3.18m)  
Smooth walls with textured ceiling complete wood panelled walls and picture rails. Central light pendant and original tiled flooring. Feature fitted dressing unit complete with sliding doors. Original fireplace and surround with original tiles. Door leading into kitchen.

## KITCHEN

13' 4" x 10' 10" (4.07m x 3.32m)  
Complete with base units with worktops over. Built in oven and electric hob. Inset ceramic sink unit, space for dishwasher and free standing fridge/freezer. Textured walls with smooth ceiling and a central light pendant with original tiled flooring. Door leading to rear garden.

## SECOND RECEPTION ROOM

20' 11" x 10' 8" (6.40m x 3.26m)  
Smooth walls and ceiling with original picture rails, coving and panelling. Central light pendant and original wooden flooring to finish. Feature fireplace and surround. Sash window to side. Originally door with stained glass leading to lean to.

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## LEAN TO

Smooth walls with a corrugated roof and original tiled flooring. French doors leading to rear garden. Door leading to cloakroom.

## CLOAKROOM

Fitted with a two piece bathroom suite comprising of WC and wash hand basin. Worktop space with plumbing with a washing machine. Window to side with obscure glass.

## LANDING

Carpeted stairs and landing with doors leading to all first floor rooms. Textured walls and ceiling with a central light pendant. Original double storage cupboard ideal for towels and bedding. Plenty of space if you would like to extend into the loft (subject to planning permission )

## BEDROOM ONE

Smooth walls and ceiling with the original picture rail, cornice and coving. Central light pendant and original wooden floorboards. Original feature fireplace with original tiles and surround. Sash window to front plus bay.

## BEDROOM TWO

Smooth walls with textured ceiling with a central light pendant and the original wooden floor boards. Feature chimney breast with tiles. Sash window to rear.

## BATHROOM

Newly fitted three piece suite comprising walk in shower with glass shower screen, WC and wash hand basin. Tiled walls and flooring with a smooth ceiling finished with spot lighting. Two sash windows to side with obscure glass. Built in rain sensor Velux window to the ceiling which is remote controlled with electric panel.

## BEDROOM THREE

Smooth walls and ceiling with a central light pendant and original wooden floor boards. Sash box shaped window to rear with fitted window seat and storage.

## BEDROOM FOUR

Smooth walls and ceiling with one panelled feature wall and carpet to finish. Original feature fireplace with a sash window to side.

## OUTSIDE

Front - Courtyard front garden with steps leading up to the front door.

Rear - An enclosed low maintenance garden can be found to the rear which is mostly paved with raised flower beds ideal for plants and shrubs. Rear gate providing access to rear lane with original stone wall surround.

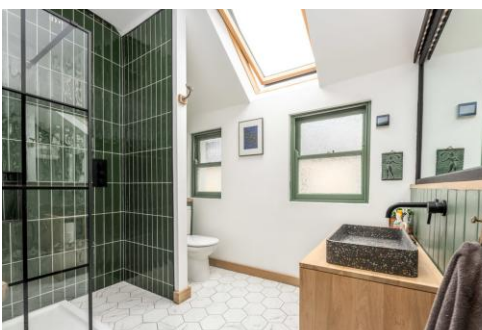


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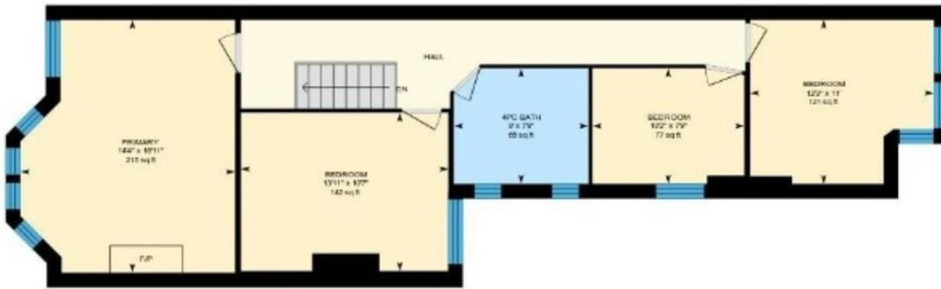
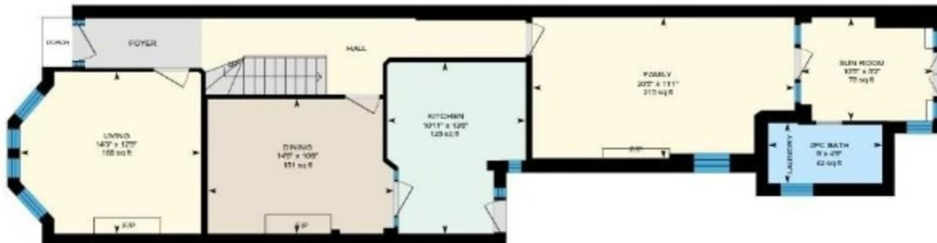




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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