



**106 GLENROY STREET**  
**ROATH**  
**CARDIFF CF24 3JZ**

ASKING PRICE OF  
**£295,000**



**MID TERRACED HOUSE**



**3**



**1**



**1**



**2**

A delightful family home situated in the Roath area of Cardiff and close to many local amenities on Albany Road and City Road. The property briefly comprises hallway, living room, dining room and kitchen to the ground floor. First floor there are two bedrooms and bathroom and the second floor is the master bedroom. Outside is a small court yard front garden and enclosed rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

A prime location, close to the City Centre and within walking distance of the shops and amenities at Albany and City Road. Green spaces including the Roath recreation ground and Roath park are close at hand.

#### HALLWAY

Enter via UPVC double glazed front door. Stairs to first floor. Laminate. Coved ceiling. Cupboard housing gas meter.

#### LIVING ROOM

12' 6" into bay x 9' 10" into alcove (3.82m x 3.00m)  
Double glazed bay window. Coved ceiling. Radiator.  
Feature fireplace with wood burning stove.

#### DINING ROOM

11' 3" x 11' 1" into alcove (3.44m x 3.40m)  
Double glazed window to rear. Laminate flooring. Cloak cupboard. Built in cabinet. Fuse board.

#### KITCHEN

7' 10" x 7' 6" (2.39m x 2.30m)  
Double glazed upvc window to side. Obscured door to side leading to rear garden. Coved ceiling. Tiled floor. Fitted kitchen comprising base and wall mounted units. Work surfaces and tiled splash-backs incorporating stainless steel sink with mixer tap. Integrated oven and gas hob. Space for washing machine and fridge freezer.

#### FIRST FLOOR

STAIRS AND LANDING. Coved ceiling. Picture rail. Stairs to second floor.

#### BEDROOM TWO

13' 3" maximum x 10' 11" (4.04m x 3.35m)  
Two windows to front. Radiator. Fitted wardrobe to one wall. Coved ceiling.

#### BEDROOM TWO

10' 11" x 8' 0" (3.34m x 2.46m)  
Double glazed upvc window to rear. Radiator. Coved ceiling.

#### BATHROOM

7' 10" x 7' 8" (2.41m x 2.35m)  
Obscured double glazed window to rear. Boiler housing Worcester boiler. Bath with hot and cold tap with Triton electric shower over and part tiled wall. W.C. Pedestal wash hand basin with hot and cold tap. Radiator. Extractor fan. Laminate flooring.

#### SECOND FLOOR

LANDING. Double glazed window to rear. Door to bedroom.

#### BEDROOM ONE

13' 6" x 14' 1" (4.14m x 4.30m)  
Loft room. Double glazed window to rear garden. Exposed brick chimney breast. Spotlights. Eaves storage cupboard.



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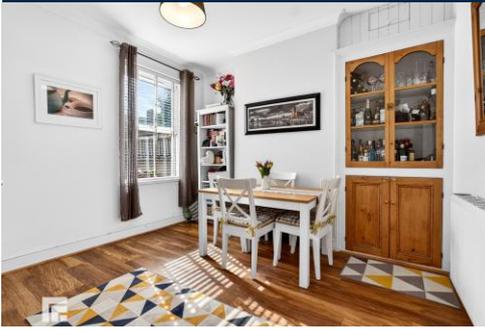
## OUTSIDE

REAR GARDEN - Bike store and storage shed with power. Outside tap. Paved area with steps to stone chippings and lawn. Raised borders.

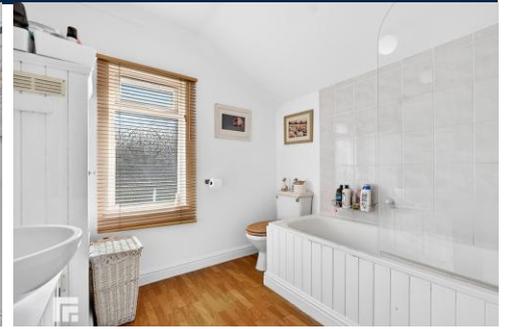
FRONT GARDEN -A small tiled courtyard front garden enclosed with half wall with railings and accessed via wrought iron gate.



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**BIRCHGROVE** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South  
Glamorgan, CF14 4QG



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