



Marlborough Road, £800,000

- Double Bay Fronted Period Mid Terrace House
- Five Bedroom Residence
- Three Bathrooms
- Self Contained Unit with Private Parking
- Extended - Accommodation Over Three Floors
- Exceptional Condition
- EPC



 5  3  3



About the property

Welcome to Marlborough Road Situated in the ever-popular area of Roath, this attractive and spacious five bedroom property offers a wonderful opportunity for buyers seeking a home in a well-established and highly convenient residential location. Combining generous living accommodation with character and practicality, the property is ideal for families or professionals. The accommodation is entered via a welcoming hallway which leads into a bright and spacious lounge, benefiting from large bay windows that allow plenty of natural light to flow through the space. The ground floor further offers a well-proportioned living area, providing the perfect setting for family time and entertaining guests. To the rear of the property is a fitted kitchen/dining area offering ample storage and work top space, separate utility and beautiful wet room. Upstairs, the property continues to impress with well-sized bedrooms providing comfortable and versatile accommodation. The layout is complemented by a family bathroom. Serving the upper floor a further bedroom and beautiful third bathroom. The home offers little to no work required for the lucky new buyer! Externally, the property benefits from a private rear garden, offering a pleasant outdoor space, a further self contained unit is offered allowing off road parking to the private late to the rear. Marlborough Road is a highly desirable location within Cardiff, offering convenient access to a wide range of local amenities.



Accommodation

Entrance Hallway

Cloakroom

Lounge

15' 2" x 13' 9" MAX (4.62m x 4.19m MAX)

Living Room

14' 3" x 11' 3" (4.34m x 3.43m)

Kitchen/Dining Area

22' x 15' 4" MAX (6.71m x 4.67m MAX)

Utility

7' 11" x 6' 5" (2.41m x 1.96m)

Wetroom

Garage

Bedroom One - Loft

19' 10" x 13' 3" (6.05m x 4.04m)

En-suite

Bedroom Two

14' 7" x 13' 9" MAX (4.45m x 4.19m MAX)

Bedroom Three

14' 3" x 11' 4" MAX (4.34m x 3.45m MAX)

Bedroom Four

11' 3" x 7' 1" MAX (3.43m x 2.16m MAX)

Bedroom Five

9' 5" x 9' 1" (2.87m x 2.77m)

Family Bathroom

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Floorplan



Total floor area 180.4 m² (1,941 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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