

29 Arabella Street

Roath | Cardiff | CF24 4SW

Mid Terraced House | Asking Price Of £215,000



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PROPERTY DESCRIPTION

IDEAL FIRST TIME PURCHASE OR INVESTMENT. MGY are delighted to offer for sale this two bedroom terraced property in Roath close to local amenities, transport links and Cardiff city centre. The property briefly comprises of hallway, lounge/dining room, kitchen, rear porch, bathroom and two bedrooms. Rear garden. Viewing highly recommended !

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 678 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALLWAY

Entered via upvc double glazed door with obscure glazed panel over. Cloakhanging.

LOUNGE/ DINING ROOM

19' 6" x 14' 5" maximum (5.96m x 4.41m) Entered via wooden door with glazed panels. Upvc double glazed windows to front and rear. Coved ceiling with ceiling roses. Feature decorative cast iron fireplace with hearth. Built in cupboards to alcoves housing gas and electric meters with shelving over. Tv aerial point Two central heating radiators.

KITCHEN

9' 4" x 6' 6" (2.87m x 1.99m) Upvc double glazed window side. Ceramic tiled flooring. Range of wooden kitchen units incorporating double ceramic sink unit with mixer tap with stainless steel splash back over and mosaic tiled splash back. Recess for electric cooker. Plumbing for dishwasher. Wall mounted combi gas central heating boiler. Room for fridge freezer. Door to :

REAR PORCH/ UTILITY AREA

Upvc double glazed door with obscure glazed panel leading to rear garden. Ceramic tiled flooring. Plumbing for automatic washing machine. Door to:

BATHROOM

Upvc obscure glazed window to rear. Ceramic tiled floor and part tiled walls. Three piece suite

comprising of panelled bath with shower over, pedestal wash hand basin with tiled splash back and low level wc. Heated towel ladder.

FIRST FLOOR

LANDING AREA - Coved ceiling. Ceiling rose.

BEDROOM ONE

13' 6" into alcove x 9' 10" (4.12m x 3.00m) Two upvc double glazed windows to front. Coved ceiling. Ceiling rose. Laminate wood flooring. Central heating radiator.

BEDROOM TWO

10' 9" into alcove x 9' 4" (3.29m x 2.85m) Upvc double glazed window to rear. Laminate wood flooring. Storage cupboard. Central heating radiator

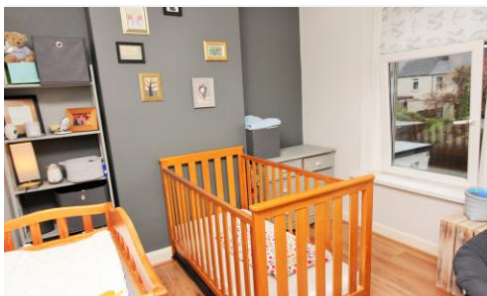
OUTSIDE

FRONT - Forecourt.

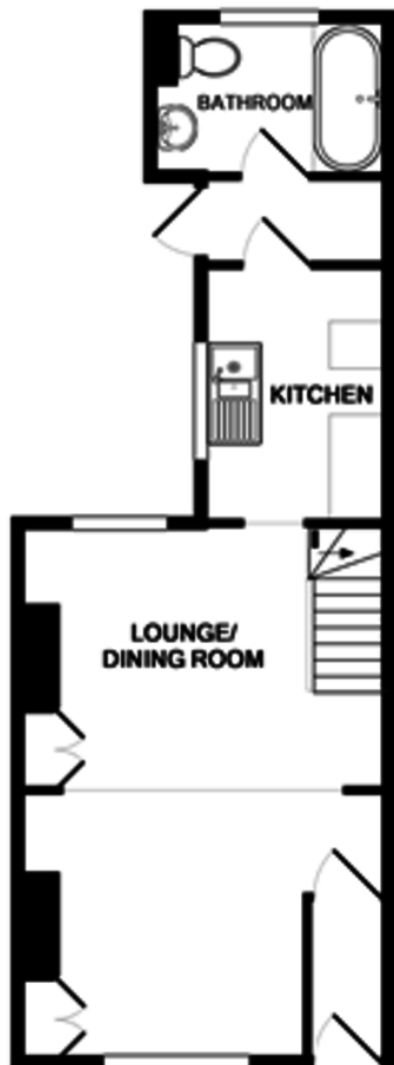
REAR GARDEN - West facing rear garden area with patio. Gravelled areas. Shrub and flower borders.

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FLOORPLANS

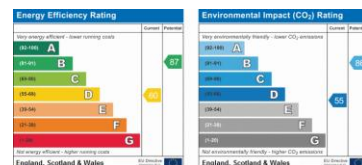


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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