

19 Lochaber Street

Roath | Cardiff | CF24 3LS

End Terraced House | Asking Price Of £385,000



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PROPERTY DESCRIPTION

**** NO CHAIN **** Completely refurbished end of terrace house situated in the popular residential area of Roath, close to all local amenities and within a short walk to Roath Recreational Park and short walk to Albany and Wellfield Road. The property has been tastefully renovated throughout with a mix of period and contemporary features. The accommodation is set over three floors and comprises a beautifully appointed modern kitchen/breakfast room, ground floor shower room, open plan lounge/diner and period entrance hall. Three spacious bedrooms with new bathroom to the first floor plus two further double bedrooms to the second floor. Enclosed rear garden. Roller shutter door for car parking.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1634 sq/ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE

Entered via front courtyard to open porch. Traditional tiled flooring and tiled walls. Door into;

ENTRANCE HALLWAY

Entered via double glazed wooden front door into hallway. Traditional tiled flooring. Glazed double doors into open plan lounge/diner plus glazed door to kitchen/breakfast room. Radiator. Stairs to first floor.

LOUNGE

12' 4" x 12' 9" (3.777m x 3.908m) Feature double glazed bay window to front. Open fireplace with granite hearth. Radiator. Laminate wood flooring. Opening to dining room.

DINER

10' 6" x 12' 2" (3.209m x 3.726m) Laminate wood flooring. Open fireplace with granite hearth. Radiator. Double glazed sash window to side.

KITCHEN/BREAKFAST ROOM

10' 9" x 21' 0" (3.278m x 6.419m) A delightful open plan family space with newly installed kitchen and breakfast bar. The kitchen is fitted with a wide range of modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Integrated washer/dryer with space for fridge/freezer and dishwasher. Fitted electric oven and hob with

extractor hood over. Tiled flooring and splash backs. Radiator. Spotlights. uPVC double glazed window and door to rear plus doors to shower room and basement.

SHOWER ROOM

3' 7" x 7' 10" (1.102m x 2.407m) A modern suite comprising low level, vanity enclosed wash hand basin and fitted shower cubicle with glass sliding screen. Tiled flooring and splash backs. Double glazed velux window to rear. Ladder radiator.

BASEMENT

Staircase down to basement which provides ideal storage space. Lighting.

FIRST FLOOR

LANDING

Doors to three double bedrooms and bathroom. Turning staircase rising to second floor.

MASTER BEDROOM

13' 5" into bay x 16' 4" (4.104m x 5.002m) Two uPVC double glazed windows to front including a feature bay window. Radiator.

BEDROOM TWO

10' 8" x 11' 5" (3.267m x 3.486m) uPVC double glazed window to rear. Radiator.

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BEDROOM THREE

10' 6" x 11' 9" (3.201m x 3.587m) uPVC double glazed window. Radiator.

BATHROOM

6' 1" x 7' 9" (1.868m x 2.374m) White suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Fully tiled walls and flooring. Obscure uPVC double glazed window to side. Modern ladder radiator.

SECOND FLOOR

Landing area with fitted storage cupboard. Doors to both bedrooms.

BEDROOM FOUR

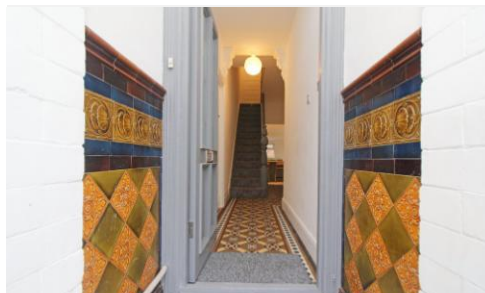
11' 8" x 15' 6" (3.569m x 4.749m) uPVC double glazed window to front, feature vaulted ceiling, radiator.

BEDROOM FIVE

9' 9" x 11' 0" (2.978m x 3.353m) uPVC double glazed window to rear, feature vaulted ceiling, radiator.

OUTSIDE

Enclosed rear garden with boundary wall. Roller shutter door for car parking. Side gate. Outside tap.



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FLOORPLANS

Lochaber st



Total Area: 1634 ft² ... 151.8 m²

All measurements are approximate and for display purposes only



029 2052 9026

114 Caerphilly Road, Cardiff CF14 4QG

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