



Entrance hall

With original half height tiling & tiled floor leading to uPVC door providing access to entrance hall with original tiled flooring continued.

Living room

*3.68 into bay x 3.00 (12'0" into bay x 9'10")
To the front of the property with angled bay window, carpeted flooring and coving to ceiling*

Dining room

*3.18 max x 3.29 (10'5" max x 10'9")
With tiled flooring, built in storage unit to one side in addition to under stair storage and door through to kitchen.*

Kitchen

*3.05 x 2.12 (10'0" x 6'11")
Boasting original patterned tiled flooring, fitted kitchen with a range of units with integrated electric oven, gas hob & space for white goods.*

Bedroom one

*3.82 into bay x 3.8 (12'6" into bay x 12'5")
A large, spacious bedroom to the front of the property with angled bay window, exposed floorboards and feature fireplace.*

Bedroom two

*3.35 x 2.39 (10'11" x 7'10")
Double bedroom with exposed floorboards, space for wardrobes window to rear aspect.*

Bathroom

*2.2 x 2.89 (7'2" x 9'5")
A modern, white bathroom suite with panel bath & wash hand basin with splashback tiling, low level WC & corner shower.*

Garden

Great size and well maintained garden, raised flower beds, ideal for entertaining, offers a private and sunny outlook for the area.

Council tax

Council tax - Band D

School catchment area

My school Catchment Areas are:

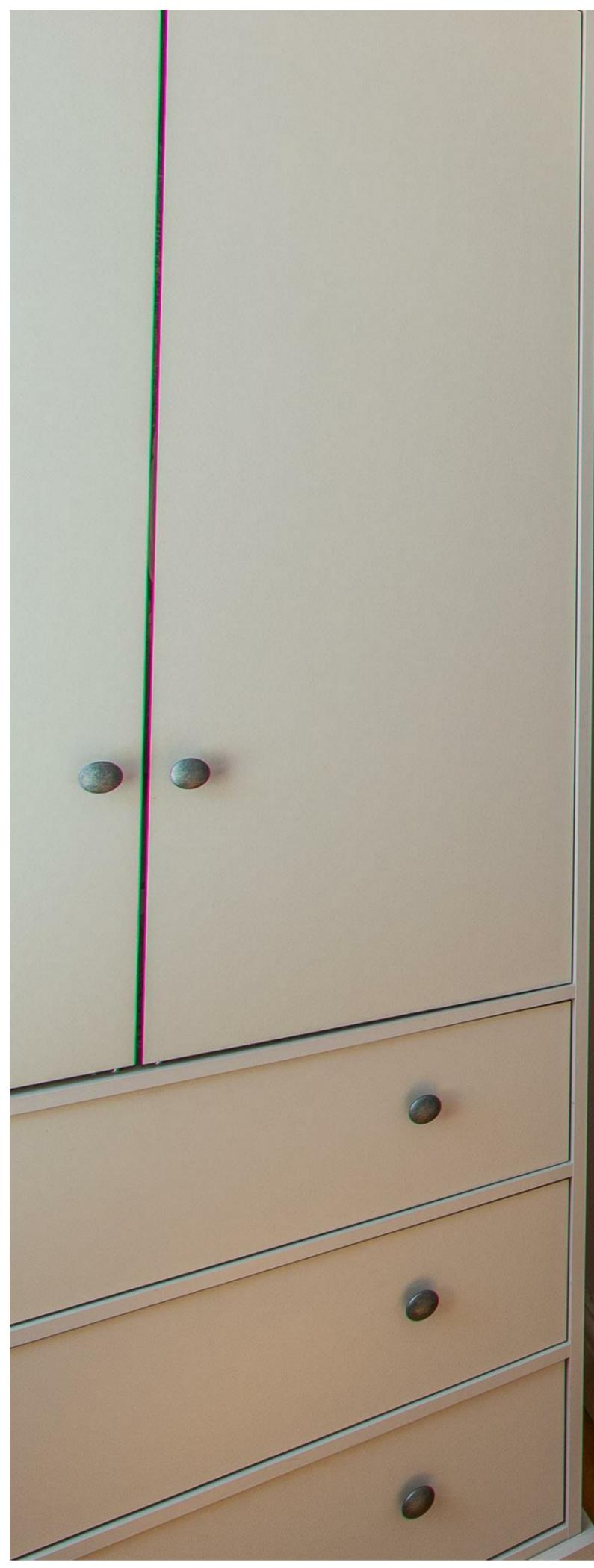
*Roath Park Primary School
Cardiff High School*

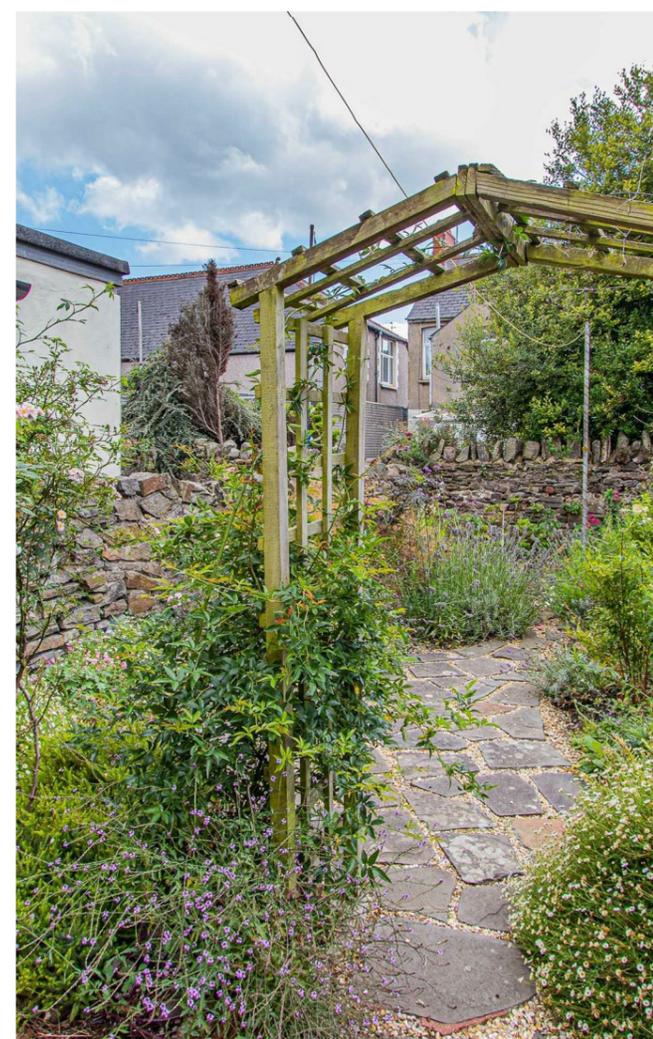
*Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern*

Correct at the time of publication



FORAGING IS FREEDOM
FOOD STEPS
NOT MILES





A two bedroom, bay fronted terraced home in the popular location of Roath, Cardiff. The property boasts original features, spacious rooms and an excellent rear garden. Briefly comprising entrance hall, living room, separate dining room & fitted kitchen with pantry to the ground floor with two double bedrooms and a large family bathroom to the first floor. NO CHAIN

Take a look around the interactive Virtual Viewing for a closer look.

- Two double bedrooms
- Spacious upstairs bathroom
- Freehold
- Original features
- Pretty rear garden

602.00 sq ft

