Property Description
A superior two double bedroom mid terrace property located in the ever popular area of Roath close to the many amenities this area has to offer. Within walking distance of Cardiff City Centre and close to A48/M4 links.

The accommodation comprises living room and open plan extended kitchen with dining area to the ground floor and two double bedrooms and bathroom to the first floor. To the rear is a garden area with decking. The property benefits from double glazing and gas central heating throughout.

Hallway
Entered via wooden front door with etched glazed window above. Oak laminate flooring. Radiator. Under stairs storage cupboard.

Lounge (10' 01" x 9' 09") or (3.07m x 2.97m)
With double glazed window to the front with wooden blinds. Radiator. Built-in cupboard in alcove housing gas meter. Oak laminate flooring. Wood panelled door.

Dining Area (13' 0" x 11' 05") or (3.96m x 3.48m)
Large double glazed window to the rear. Oak laminate flooring. Radiator. Stairs to first floor.

Kitchen (17' 11" x 8' 06") or (5.46m x 2.59m)
With a range of white gloss floor and wall units with oak worktops. Stainless steel one and a half sink unit with mixer tap. Built-in electric oven with five ring gas hob above and extractor hood over. Built-in eye level microwave oven. Integrated dishwasher. Plumbing and space for washing machine. Tiled walls. Slate tile flooring. Recessed ceiling spotlights. Wall mounted radiator. Velux window. Double glazed window to the side. French patio doors leading out to the garden area.

Landing
With carpeted flooring. Recessed ceiling spotlights. Access to loft via hatch.

Bedroom 1 (13' 01" x 10' 03") or (3.99m x 3.12m)
With two double glazed windows to the front. Oak laminate flooring. Wooden panelled door. Radiator.

Bedroom 2 (10' 09" x 9' 10") or (3.28m x 3.00m)
With double glazed window to the rear. Wood laminate flooring. Built-in storage cupboard. Wood panelled door. Radiator.

Bathroom (8' 09" x 7' 06") or (2.67m x 2.29m)
With walk-in shower, panelled bath with mixer tap, wc, wash hand basin with vanity drawer unit. Double glazed window to the rear. Heated towel rail. Tiled walls and flooring. Cupboard housing boiler.

Rear Garden
Enclosed garden to the rear with wooden decking. Side return area.

Services
With mains electricity, water, gas and drainage.

Broadband and Mobile phone
Standard and superfast broadband is available in the vicinity and mobile signal in the area is deemed to be good.

Local Authority
Cardiff Council, County Hall, Cardiff, CF10 4UW. Tel: 029 2087 2087.

Viewing
Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery office 01550 720440.

Agents Note
This property is offered for sale by a member of Clee Tompkinson & Francis' staff.

Tenure
Freehold

Council Tax
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Treharris Street, Roath, Cardiff.







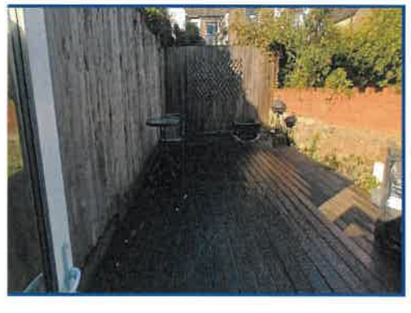

Ground Floor



First Floor



For Information Purposes Only
Plan produced using PlanUp.







Viewing: **01550 720 440** Website: **www.ctf-uk.com** Email: **llandovery@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Treharris Street
Roath
Cardiff.

Price **£260,000**











- Mid Terrace 2 Bedroom Property
- Kitchen, Dining Area, Living Room & Bathroom
- Decked Rear Garden Area
- Located in the Heart of Roath
- Within Walking Distance to Cardiff City Centre
- No Onward Chain

General Description

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