



Arabella Street, Roath Cardiff CF24 4SW

welcome to

Arabella Street, Roath Cardiff

A traditional mid-terraced home in sought-after Roath, close to local shops, the City Centre, and Roath Park.

Features include a lounge/dining room, fitted kitchen, ground floor bathroom, two bedrooms, gas central heating, and an enclosed rear garden. Viewing highly recommended.

Ground Floor

Entrance

Via front door into:

Hall

Door providing access to:

Lounge/Dining Area

19' 6" x 13' 2" (5.94m x 4.01m)

Double glazed windows to front and rear aspect, stairs rising to first floor, feature fireplace, cupboard and access to:

Kitchen Area

9' 4" x 6' 5" (2.84m x 1.96m)

Fitted with a range of wall and base level units with complementary solid wood work surfaces over, sink unit, spaces for cooker, dishwasher and fridge/freezer, powerpoint, wall mounted combi boiler, double glazed window to side aspect and door providing access to:

Inner Hall

Space for washing machine, door to side providing access to rear garden and door to:

Bathroom

Fitted with a three piece suite comprising bath, WC, wash hand basin, heated towel rail and double glazed obscure window to rear aspect.

First Floor

Landing

Doors providing access to:

Bedroom One

13' 2" x 9' 11" (4.01m x 3.02m)

Two double glazed windows to front aspect, powerpoint and radiator.

Bedroom Two

13' 2" x 9' 4" (4.01m x 2.84m)

Double glazed window to rear aspect, powerpoint and radiator.

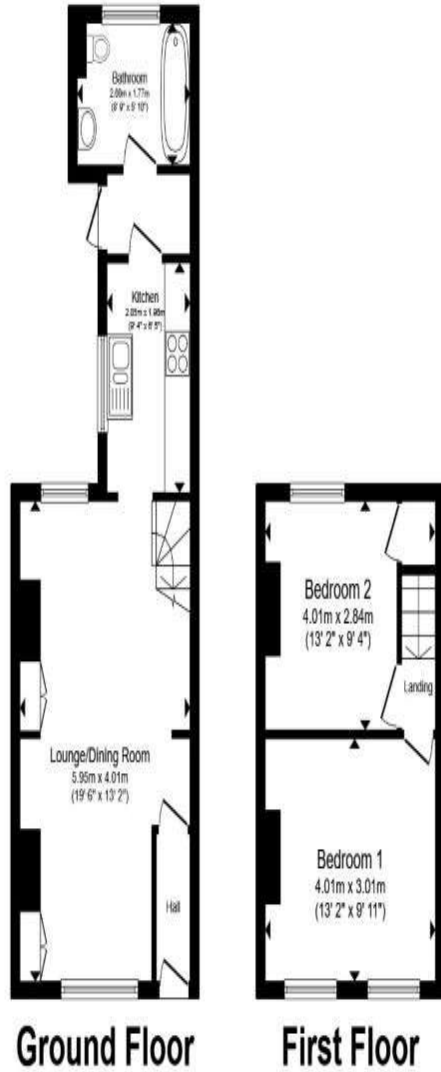
Outside

Front Forecourt

Paved with path leading to front entrance.

Rear Garden

Private enclosed garden featuring a patio, planted borders and raised beds.



Total floor area 60.6 m² (652 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



welcome to
Arabella Street,
Roath Cardiff

- Traditional Mid Terraced Home
- Two Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- Ground Floor Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£265,000



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Property Ref:
ROA114929 - 0003

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