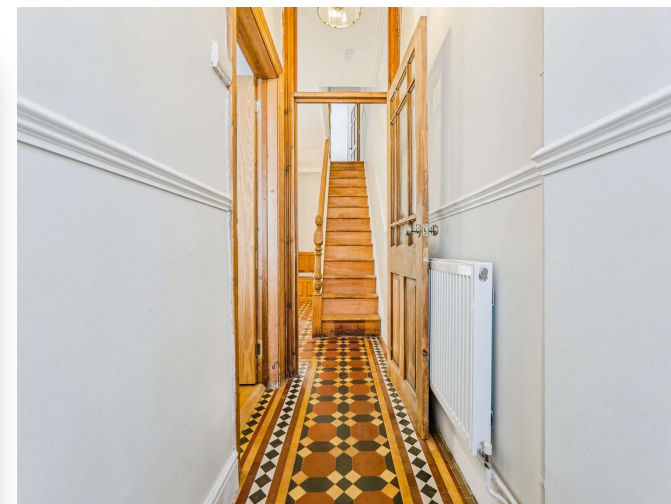




Diana Street, Roath Cardiff CF24 4TS

welcome to

Diana Street, Roath Cardiff

Step inside this beautifully presented, wonderfully spacious traditional bay-fronted mid-terrace and discover a home overflowing with charm, original features and an inviting sense of warmth. A must-see family home that simply demands an internal viewing.

Ground Floor

Entrance

Via a wooden front door into:

Hallway

Original Victorian floor tiles and access to:

Reception Room One

13' 7" x 11' 5" (4.14m x 3.48m)

Double glazed bay window to front aspect, shutter blinds, wood burner, engineered wooden flooring, radiator, built in meter cupboard, original coving and ceiling rose

Reception Area Two

14' 10" x 11' 11" (4.52m x 3.63m)

Stairs rising to first floor, herringbone wooden flooring, original Victorian tiles, radiator, double glazed door providing access to rear garden and access to:

Kitchen/Diner

19' 10" x 9' 6" (6.05m x 2.90m)

Fitted with a rang of modern navy blue shaker style wall and base level units with complementary work surfaces over, Belfast sink, integrated gas hob, double oven, washing machine, dishwasher and fridge/freezer, tiled splashback, spotlights, tiled flooring, bespoke cupboard housing combi boiler, freestanding breakfast bar with wine cooler, double glazed window to side aspect and double glazed door providing access to rear garden.

First Floor

Landing

Loft hatch, exposed floorboards, fitted cupboard and doors providing access to:

Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m)

Two double glazed windows to front aspect, radiator, exposed floorboards and two fitted wardrobes.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to rear aspect, radiator and exposed floorboards.

Bedroom Three

11' 2" x 9' 5" (3.40m x 2.87m)

Double glazed window to side aspect, radiator and exposed floorboards.

Shower Room

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, lvt flooring, heated towel rail and double glazed window to side aspect.

Outside

Front Forecourt

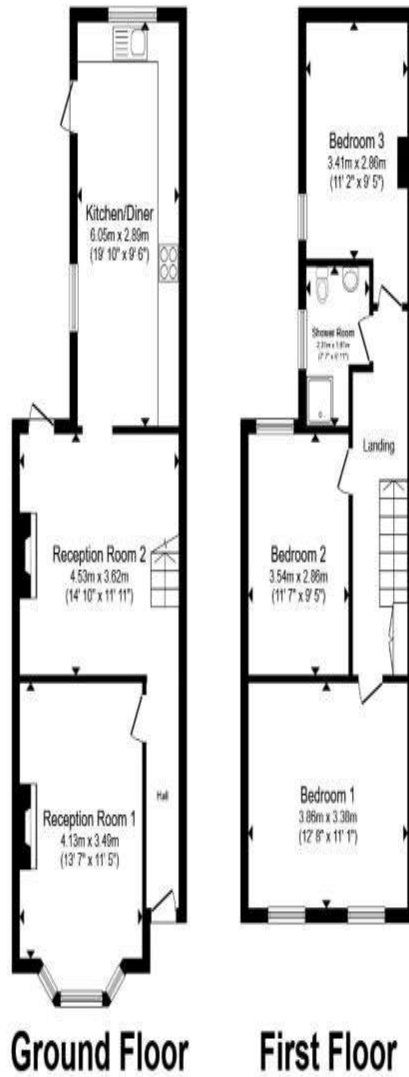
Original clay tiles.

Rear Garden

Low maintenance.

Estate Agents Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Total floor area 103.4 m² (1,113 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
Diana Street,
Roath Cardiff

- Traditional Bay Fronted Mid Terraced Home
- Three Bedrooms
- Reception Room One
- Reception Area Two
- Fitted Modern Shaker Style Kitchen

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

offers in excess of

£325,000



view this property online allenandharris.co.uk/Property/ROA115070



Property Ref:
ROA115070 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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