

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



73 STRATHNAIRN STREET, ROATH, CARDIFF CF24 3JP

Traditional, Two Bedroom, Mid Terraced, Bay Fronted House situated in a pleasant and popular street off City Road within easy reach of all local facilities on that road as well as Albany and Wellfield Roads. Recreational space is close by, there are playing facilities at Upper King Craig Street and Cardiff City Centre is approximately half a mile, within easy walking distance.

The property was built pre 1919 in a traditional design with a dress stone frontage under a slated roof, has the benefit of gas central heating via a modern Combination boiler, together with uPVC double glazing. Offering well proportioned accommodation with Large Lounge, Fitted Kitchen, Two Good Size Bedrooms and a Bathroom with a Separate Utility Space.

The property briefly comprises: Hall, Through Lounge, Fitted Kitchen, Two Bedrooms and Bathroom, Utility Space. Easy Forecourt and Easy Rear Court Yard.

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: OFFERS AROUND £225,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

Hardwood front door to –

HALL: (10'0 x 3'0) One radiator, coat racks, coving and pendant light. Door off to -

MAIN LOUNGE: (24'2 into bay x 9'6) Bay Window to front with double glazed uPVC windows, with fitted vertical blinds, alcove shelving, radiator, staircase to first floor with hand rail, newel post and balustrades, alcove cupboard with panelled door with electric fuse box, second radiator, two pendant light, double doors to –

CONSERVATORY: (9'5 x 5'4) Washing machine point, fitted work surface and double glazed uPVC door to the rear.

KITCHEN: (13'6 x 6'6) Double glazed uPVC window to rear, uPVC double glazed door to the courtyard. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in four ring hob with oven under and extractor over, one and half bowl sink unit with mixer taps, space for fridge/freezer, radiator, tiled floor, inset ceiling lighting. Heat alarm and part wall tiling.

FIRST FLOOR

LANDING: (14'0 x 4'10) Hand rail to stairs, pendant light.

FRONT BEDROOM ONE: (9'9 x 13'0) Double glazed uPVC windows to front with fitted vertical blind, radiator and pendant light.

REAR BEDROOM TWO: (11'3 x 7'10) Double glazed uPVC window to rear with fitted vertical blind, radiator and pendant light.

BATHROOM: (6'6 x 7'4) Double glazed uPVC frosted window to rear. Suite in white comprising bath with electric shower over, pedestal wash hand basin, low flush close coupled w.c. Fully tiled walls, radiator, ceiling light, built-in cupboard with wall mounted Worcester combination boiler to serve heating and hot water.

EXTERIOR

EASILY MAINTAINED FRONT FORECOURT.

REAR COURTYARD: Paved approximate length of 25'

***TENURE:** We understand the tenure to be **FREEHOLD** but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance, please contact ourselves, especially if you will be travelling some distance to view the property.*

73 Strathnairn Street, Roath

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore, to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) app

