

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

Tel: 02920766755 Email: property@croftsanddavies.co.uk www.croftsanddavies.co.uk

259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



30 RICHARDS TERRACE, ROATH, CARDIFF CF24 1RX

Traditional Three Bedroom House situated in convenient and pleasant road just off Newport Road and also from Broadway within walking distance of local facilities and shops at both Clifton Street and Wellfield/Albany Roads. Roath Park with its Lake and Wild Gardens is within walking distance and Cardiff City Centre, also within walking distance, can be accessed by bus routes on Newport Road.

The property, a two storey, mid terrace, single bay fronted house is built of brick with rendered elevations under a tiled roof and has the benefit of gas central heating via a combination boiler together with double glazing to the windows and rear doors. The house has had a full modernization programme to include a spacious well fitted kitchen, opened out bathroom, decorations throughout and an attractive enclosed, south facing rear garden. In addition there is a large rear garage/workshop with access from Fox Street. The property is very well proportioned with excellent size rooms and briefly comprises:

Hall with ground floor cloakroom, Lounge, opening to Dining Room, Large Breakfast Room / Kitchen. First Floor, Landing, Three Double Rooms, Bathroom. Large Attic Room with Velux window to rear. Gardens Front and Rear, Large Garage/Store/Workshop.

**LARGE TRADITIONAL BAY FRONTED,
THREE BEDROOM HOUSE**

LOVELY THROUGHOUT

VIEWING BY APPOINTMENT NO CHAIN

PRICE GUIDE: £319,950

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.

Timber front door giving access to –

HALL: (13'8 x 3'6 rear section 12'3 x 5'3) Radiator rail, picture rail, cornicing, ceiling light, coving . Staircase to first floor with handrail, newel post and spindles, panelling under, panelled doors to all ground floor rooms. Understairs cupboard with fitted light and some shelving.

G.F. CLOAKROOM: Low flush close coupled suite, wash hand basin, floor tiling and inset ceiling light.

FRONT LOUNGE: (14'9 into bay x 13'4) Bay window to front with double glazed uPVC windows slatted blinds and curtain pole above, radiator, fireplace with space for electric fire with tiled hearth and mantelpiece over, laminated floor, picture rail, coving, ceiling rose and ceiling light. Square arch to -

DINING ROOM: (11'5 x 11'6) Laminated floor to match the lounge, Double glazed uPVC French doors to rear garden, one radiator, picture rail. Coving, ceiling rose, ceiling light and alcove cup boarding.

BREAKFAST ROOM / KITCHEN: (22'4 x 9'8) Mock plank laminated floor, double glazed uPVC window to side, Double glazed uPVC French doors to rear garden with fitted venetian blinds. Range of fitted units comprising, cupboards, drawers and work surfaces, built-in one and half bowl sink unit with mixer tap, four ring gas hob with oven under and extractor over, ample space for dining table, one radiator, ample spaces for fridge/freezer and washing machine. Grey tiling splash back, inset ceiling lighting and pendant light above dining table.

FIRST FLOOR: LANDING: Handrail, newel post and spindles, staircase to loft room, panelled doors to all rooms and two ceiling light fittings.

FRONT BEDROOM ONE: (12' 7 x 17'0) Two double glazed uPVC windows to front, one radiator and two pendant lights.

REAR BEDROOM TWO: (11'6 x 11'6) Double glazed uPVC window to rear, fitted venetian blind, curtain pole above, one radiator and ceiling light fitting.

REAR BEDROOM THREE: (15'4 x 9'11) Double glazed uPVC French door, window adjacent with curtain pole above, one radiator and inset ceiling lighting. Built in cupboard with Gas Combination Boiler to serve heating & hot water.

BATHROOM: (10'0 x 6'1) Two double glazed uPVC frosted windows to side. Suite in white comprising: Panelled bath with mains shower over, wash basin in its own unit, low flush close coupled w.c. towel rack style radiator, part-wall tiling, ceramic tiled floor and inset ceiling lighting.

LOFT ROOM: (10'9 x 13'5) Velux window to the rear, eaves cupboard, radiator and ceiling light.

EXTERIOR

FRONT GARDEN: Pathway to front door with artificial grass to either side and flower beds to surround.

REAR GARDEN: Approximately 35' in length, south facing, decked area, artificial lawn, surrounded by flower beds and mature plants and shrubs, ample space for bins, outside tap, good fencing either side giving garden a width of 15'4. Access to the rear to

GARAGE / WORKSHOP / GARDEN STORE: (16'0 x 16'7) With half glazed door to garden, window to garden, access to Fox Road and fitted light.

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.

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



TOTAL FLOOR AREA: 1495 sq. ft. (138.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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