

# CROFTS DAVIES & CO

*Estate Agency, Lettings and Property Management*  
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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



## **75 TREHARRIS STREET, ROATH, CARDIFF. CF24 3HL**

Traditional, Mid Terraced, Three Bedroom situated in a convenient and popular street off City Road within easy reach of all the facilities on City Road, as well as being within easy reach of other retail outlets across the city. Cardiff City Centre is approximately one mile distant and the house has easy access to local schools and other amenities.

The property built of brick with a dressed stone front elevation under a tiled roof and has the benefit of double glazing and gas central heating. Some modernisation would now be beneficial, but the property offers a blank canvas for an incoming purchaser. Briefly comprising:

Front Room, Middle Room, Kitchen and Ground Floor Bathroom. First Floor :Landing and Three Bedrooms. Easily Maintained Rear Courtyard.

**TRADITIONAL THREE BEDROOM  
MID TERRACED HOUSE**

**VIEWING BY APPOINTMENT: NO CHAIN**

**PRICE GUIDE: £195,000**

**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.

UPVC front door to -

**FRONT LOUNGE: (11'4 x 12'11)** Double glazed uPVC window to front with fitted vertical blinds, one radiator and staircase off to first floor. Double timber doors to -

**MIDDLE ROOM: (7'3 x 9'8 opening to rear section: 6'10 x 12'10)** UPVC double glazed door to rear courtyard.

**KITCHEN: (8'7 x 7'9)** Double glazed uPVC window to side, sink unit, wall mounted Baxi boiler to serve heating and hot water, one radiator, sliding door to -

**BATHROOM: (8'10 x 5'7)** Suite in white comprising bath, wash hand basin and w.c. one radiator, fully tiled walls, extractor fan and ceiling light, uPVC double glazed frosted window to rear and additional window to side.

### **FIRST FLOOR**

**LANDING: (13'10 x 5'0)** Panelled handrail. Access hatch to loft space.

**FRONT BEDROOM ONE: (11'5 x 12'9)** Two Double glazed uPVC windows to front, fitted vertical blinds and radiator.

**REAR BEDROOM TWO: (13'11 x 7'4)** Double glazed uPVC window to rear, radiator, panelled door, and ceiling light.

**REAR BEDROOM THREE: (8'9 x 7'8)** Double glazed uPVC window to rear, radiator, pendant light, and panelled door.

**EXTERIOR: REAR COURTYARD:** Mainly paved.

***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.*

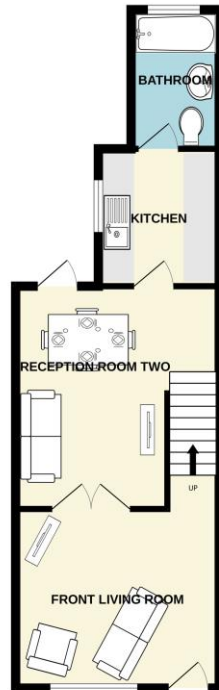
*Web-site: Details of this and other properties can be found on our website: [www.croftsdavies.co.uk](http://www.croftsdavies.co.uk)*





GROUND FLOOR  
445 sq ft (41.4 sq m.) approx.

1ST FLOOR  
396 sq ft (36.8 sq m.) approx.



TOTAL FLOOR AREA: 841 sq ft (78.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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