Richards Terrace

ROATH, CARDIFF, CF24 1RX

GUIDE PRICE £325,000

Hern & Crabtree

Richards Terrace

This handsome semi detached house has been a much loved home and retains many of the character features that gives properties of its era such a lasting appeal.

The bay fronted living room centres around a feature fireplace and bay window before opening into the dining room, where patio doors provide an easy connection to the garden. The kitchen sits to the rear with direct access outside and is complemented by a useful ground floor cloakroom.

The first floor offers three bedrooms and a family bathroom, while the second floor loft room provides valuable additional space that can adapt to changing needs, whether for working from home, hobbies or simply extra storage. A Juliet balcony overlooking the garden brings plenty of natural light into the rear bedroom.

Outside, the rear garden has been designed for easy maintenance with a generous decked seating area, artificial lawn, mature planting and a detached garage to the rear. The front garden is equally well kept, with established borders creating an attractive approach to the house.

Roath continues to be one of Cardiff's most sought after neighbourhoods, with local shops, cafés, parks and schools all within easy reach, along with straightforward access into the city centre.

A house with genuine warmth and character, offering flexible accommodation and plenty of space for everyday family life in an established and highly regarded location.

Approx 1627.00 sq ft

Council Tax Band: E

Entrance Porch
Glazed panels within and above the front door provide natural light into the porch, with an internal glazed door opening into the main hallway.

Entrance Hall
Decorative coving enhances the ceiling, with stairs rising to the first floor, picture rail, dado rail, radiator and a generous understairs storage cupboard.

Living Room
Double glazed bay windows overlook the front aspect and flood the room with natural light. Featuring decorative coving, ceiling rose, picture rail and wood effect laminate flooring, the room centres around a feature electric fireplace with wooden surround and tiled hearth. A squared archway leads through to the dining room.

Dining Room
Double glazed patio doors open directly onto the rear garden, creating an excellent connection between inside and out. Finished with coving, ceiling rose, picture rail, radiator and matching laminate flooring, the room also benefits from fitted cupboards and shelving to the side of the chimney breast.

Cloakroom
Recessed lighting illuminates this useful ground floor WC, fitted with wash hand basin, toilet, tiled flooring and dado rail.

Kitchen
Double glazed window to the side and double glazed patio doors to the rear provide excellent natural light. Recessed lighting complements a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer. Integrated gas hob with electric oven and grill beneath, space and plumbing for dishwasher and washing machine, space for fridge and tiled splashbacks complete this practical room.

First Floor Landing
Wooden balustrade, loft access hatch and staircase rising to the second floor.

Bedroom One
Two double glazed windows to the front aspect create a bright and airy principal bedroom, served by a radiator.

Bedroom Two
Double glazed window overlooking the rear garden, with radiator.

Bedroom Three
Double glazed window and double glazed door opening onto a Juliet balcony overlooking the rear garden. Recessed lighting and radiator.

Family Bathroom
Obscure double glazed windows to the side provide privacy and natural light. Fitted with bath incorporating shower, wash hand basin, WC, heated towel rail and tiled flooring with tiled shower surround.

Second Floor Loft Room
Double glazed skylight window to the rear brings excellent daylight into this versatile space, complemented by eaves storage and radiator.

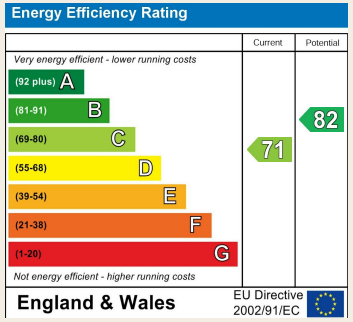
Front Garden
Bounded by low walls with gated access from the pavement, the front garden features a concrete pathway leading to the entrance, artificial lawn and mature planted borders creating an attractive approach.

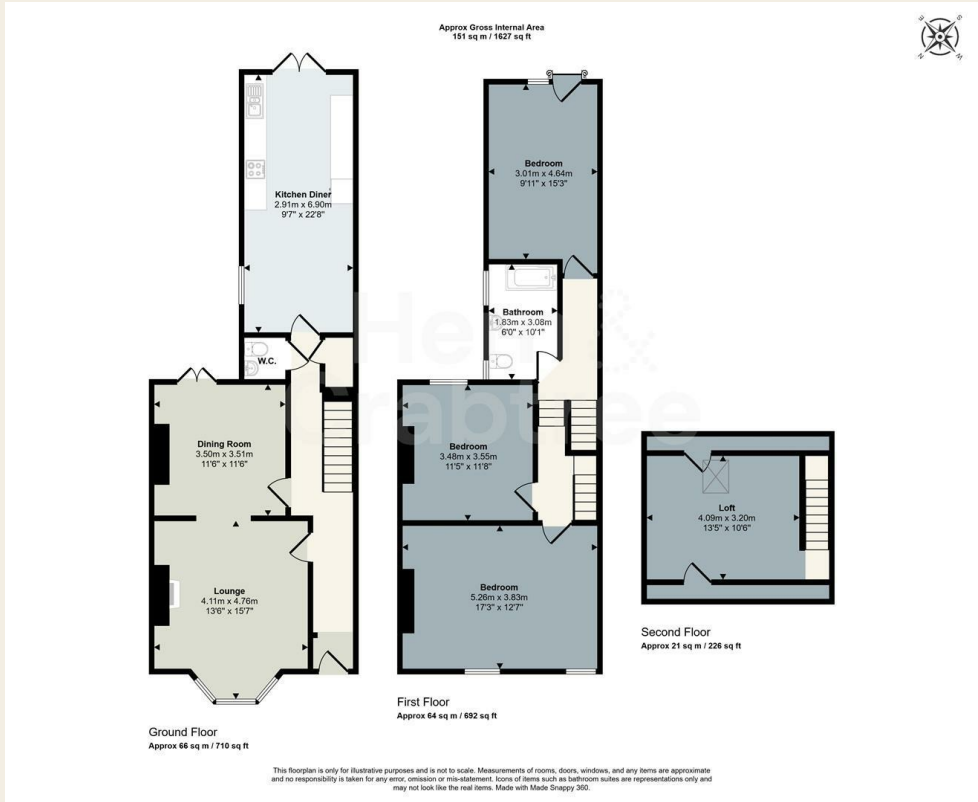
Rear Garden
Enclosed by timber fencing to both sides, the rear garden enjoys a generous decked seating area adjoining the house, a large artificial lawn and mature flower beds. A substantial detached garage is positioned at the rear of the plot, providing excellent storage or parking potential.

Additional Information
Freehold. Council Tax Band E (Cardiff). EPC rating C.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Good old-fashioned service with a modern way of thinking.





Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.