

Arran Street, Cardiff

Guide Price £300,000

**Hern &
Crabtree**



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

Key Features

- Bay fronted mid terrace period house
- Open plan living and dining space
- Useful downstairs cloakroom and utility area
- Character features including fireplaces and cornicing
- Sought-after Roath location close to city centre
- Well presented throughout
- Stylish fitted kitchen breakfast room
- Three bedrooms
- Enclosed rear garden with decked seating area

Set along Arran Street in the heart of Roath, this bay fronted mid terrace home offers a thoughtful balance of period character and practical living, positioned within one of Cardiff's most vibrant and well connected neighbourhoods.

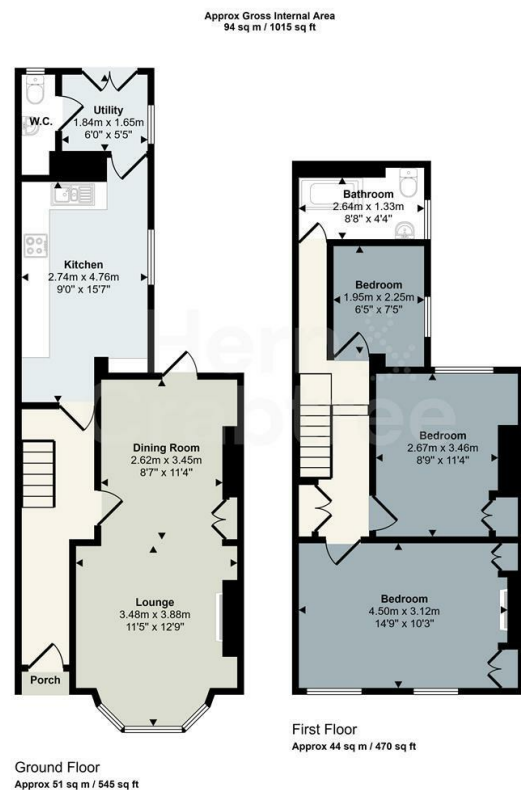
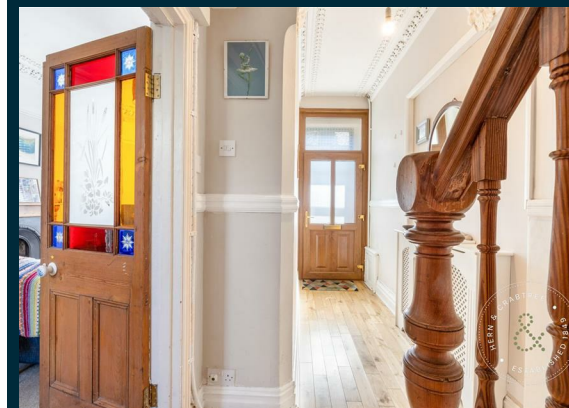
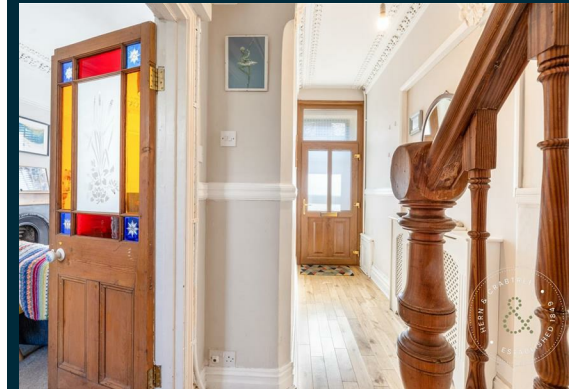
Behind its traditional forecourt, the house opens into interiors that retain a strong sense of heritage, where original features such as cornicing, fireplaces and joinery sit comfortably within a layout designed for modern life. The ground floor flows with ease, from the bay fronted living room through to the dining room, creating a natural setting for both everyday living and entertaining. To the rear, the kitchen is arranged as a sociable breakfast space, leading into a light filled lobby where doors open directly onto the garden, drawing the outside in.

Upstairs, the principal bedroom spans the width of the house with twin windows bringing in natural light, while two further rooms offer flexibility for family life or working from home. The bathroom is well arranged with both bath and shower.

Roath is widely regarded as one of Cardiff's most desirable residential areas, known for its tree lined streets, independent cafés and strong sense of community. Within easy reach are the amenities of Wellfield Road and Albany Road, offering a range of shops, restaurants and everyday conveniences. Roath Park and the nearby recreational spaces provide a welcome green setting, while the area is well served by reputable schools. Cardiff city centre is easily accessible via regular bus routes, cycle paths and nearby train links, making this location particularly appealing for those seeking both lifestyle and connectivity.

The rear garden provides a private and enclosed space, with areas for seating and planting that create a natural extension of the home.

Approx 1015.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		