

Arabella Street

ROATH, CARDIFF, CF24 4SX

GUIDE PRICE £325,000

Hern &
Crabtree



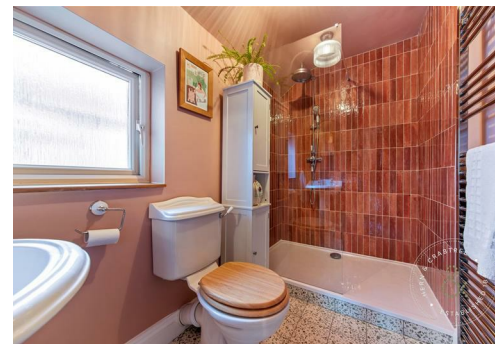
Arabella Street

Set along one of Roath's well-regarded residential streets, this refined period home offers balanced proportions, retained architectural detail and a calm, understated interior that rewards closer inspection. From the moment you step inside, the sense of space and natural light is evident, with a thoughtful layout that lends itself equally to everyday living and entertaining.

The principal reception rooms unfold gracefully from front to back, united by original floorboards, decorative ceilings and a wide arched opening that creates a natural flow. Fireplaces, built-in cabinetry and generous windows bring texture and character, while the kitchen sits comfortably to the rear, connecting directly to the garden and forming a practical heart to the home. Upstairs, three bedrooms are arranged around a central landing, complemented by a neatly finished shower room.

Outside, the rear garden offers a private and well enclosed setting, with a mix of paved and gravelled areas softened by mature planting, providing a peaceful retreat from the city beyond.

Arabella Street lies at the centre of Roath, one of Cardiff's most popular and architecturally rich neighbourhoods. The area is known for its tree-lined streets, independent shops, cafés and restaurants along Wellfield Road and Albany Road, all within walking distance. Roath Park is nearby, offering green open space, a boating lake and recreational facilities. The property is well placed for access to the city centre, Cardiff University and the Heath Hospital, with regular bus services and convenient road links. A range of well regarded schools, both English and Welsh medium, are also close at hand, making this an enduringly desirable location for a wide range of buyers.



846.00 sq ft

Entrance Hall

This attractive mid-terrace home is entered via the front door opening into a welcoming hallway, where original patterned tiled flooring immediately sets the tone. The hallway features a picture rail, radiator, data point and stairs rising to the first floor, with access to the principal reception rooms.

Living Room

Positioned to the front of the property, the living room is a generous and well-proportioned space with a bay window overlooking the street. Wooden floorboards run underfoot, complemented by coving, a picture rail and ceiling rose. The focal point of the room is the original working gas fireplace with wooden mantel, tiled hearth and cast iron insert, with fitted cupboards to either side. A radiator provides heating.

Dining Room

Open to the living room via a wide arched opening, the dining room enjoys a strong sense of flow and light. The room continues the wooden floorboards and period detailing, including coving, picture rail and ceiling rose. A chimney breast houses built-in cupboards with shelving above, with an additional radiator and a window overlooking the rear of the property. A useful under-stairs storage cupboard is also accessed from this space.

Kitchen

The kitchen is accessed via the dining room and is fitted with wall and base units topped with wooden work surfaces. The floor is tiled and the room features a ceramic one-and-a-half bowl sink with drainer, radiator and space and plumbing for a dishwasher. Integrated appliances include a washing machine and fridge, with a Range cooker currently in situ, understood to comprise a five-burner hob, two ovens and grill. Double doors provide access to the rear garden.

First Floor Landing

The landing continues the wooden flooring and picture rail, with access to the loft and all first floor accommodation.

Bedroom One

A spacious double bedroom positioned to the front of the property, featuring wooden flooring, picture rail, radiator and a large window providing ample natural light.

Bedroom Two

Another double bedroom overlooking the rear garden, with carpeted flooring, picture rail and an original fireplace which is no longer in use. Natural light is provided via a rear-facing window.

Bedroom Three

A further bedroom to the rear, with window, radiator and built-in shelving, suitable for use as a bedroom, home office or study.

Shower Room

The bathroom is fitted with a walk-in shower enclosure, tiled walls and floor, wash hand basin, WC and heated towel rail.

Front Exterior

To the front is a small storm porch with tiled walls to dado height. Externally there is space for bin and bicycle storage, enclosed by low walls and iron railings with a gated entrance to the pavement.

Rear Garden

The rear garden is enclosed by stone walls to both sides, offering a good degree of privacy. Immediately outside the house is a paved seating area, leading onto a gravelled garden with established flower beds. To the rear is a shed, external cold water tap and side storage space.

Tenure

Freehold

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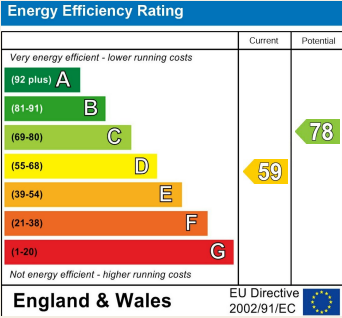
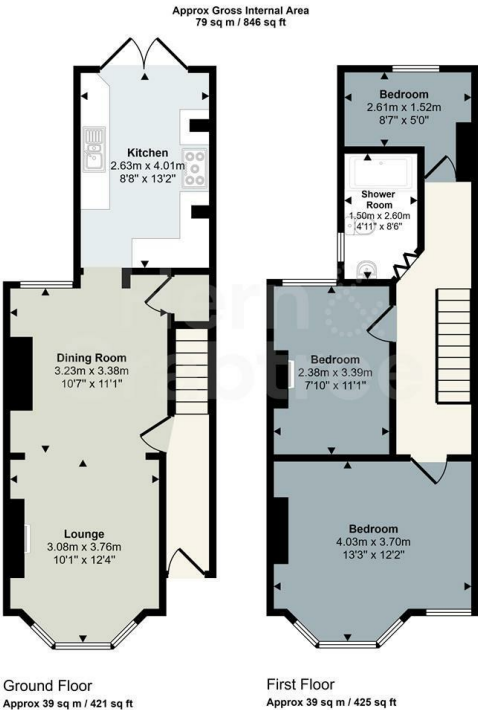
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