

Albany Road

ROATH, CARDIFF, CF24 3RY

ASKING PRICE £400,000

**Hern &
Crabtree**



Albany Road

We are excited to bring to market this rare and unique property offering versatile and flexible accommodation in the heart of Roath. Currently configured as two self-contained, two-bedroom flats across the ground and first floors, the property offers immediate potential for rental income or multi-generational living. There is also excellent scope to convert into a spacious single-family home or potentially a House in Multiple Occupation (HMO), subject to the necessary planning permissions and consents.

The ground floor welcomes you through a private entrance into a light-filled living space with an original bay window and traditional gas fireplace—ideal as a formal sitting room or an additional bedroom. Two further rooms downstairs offer flexibility as bedrooms, home offices or second reception rooms, while a well-appointed kitchen leads directly to a private rear garden, complete with raised beds and a mature fir tree offering year-round greenery and privacy. A smart family bathroom completes the downstairs layout.

Upstairs, the home continues to impress. A second kitchen and sociable dining area benefit from dual-aspect windows and a charming Juliet balcony overlooking the garden—perfect for morning coffee or sunset suppers. Three more bedrooms, including a particularly spacious front room with decorative cornicing and a picture rail, provide comfort and flexibility for growing families or those who enjoy hosting. A second stylish bathroom with natural light serves this floor.

Located in the beating heart of Roath, this eclectic, walkable neighbourhood is known for its independent cafés, bakeries, restaurants and boutiques. A stone's throw from Roath Park, Wellfield Road, and the weekend farmers' markets, it's easy to feel part of a connected, creative and community-led area.

Transport links are superb, with regular bus services along Albany Road offering quick access to Cardiff City Centre, Cardiff University, and University Hospital of Wales. The A48 and M4

- Spacious ground-floor flat with private garden
- Bay-fronted living room with double glazing
- Gas fireplace with marble surround in rear reception
- Bathroom with bath and overhead shower
- Prime Roath location near Albany Road, parks and transport
- Original features including coved ceilings and dado rails
- Two versatile double bedrooms
- Fitted kitchen with integrated oven and hob
- Private, multi-level paved garden with mature fir tree



sq ft

Communal Entrance

Accessed via a shared wooden door with single-glazed obscured glass panels. The communal hallway features original tiled flooring, a dado rail, coved ceilings and meter boxes.

Ground Floor Apartment**Private Entrance**

Entered via an internal fire door, the private hallway includes wood laminate flooring, coved ceilings, dado rail, radiator, storage cupboard and stairs down to the lower level.

Living room

Bright and welcoming with a large double-glazed bay window to the front, coved ceiling and radiator.

Bedroom one

A darker internal room featuring two small, high-set double-glazed windows to the side, a radiator and coved ceilings.

Bedroom two / second reception room

Spacious and versatile, with double-glazed bay windows overlooking the rear garden. Includes a gas fireplace with wooden mantle, marble hearth and surround, dual radiators and coved ceilings.

Kitchen

Fitted with a range of wall and base units, laminate work surfaces and stainless steel sink and drainer. Integrated four-ring gas hob, electric oven and grill. Space and plumbing for washing machine, and space for fridge/freezer. Tiled flooring, multiple double-glazed windows to the side, and a partially glazed back door providing access to the rear.

Bathroom

Part-tiled walls and tiled floors. Contains

WC, pedestal sink, bath with integrated overhead shower, two obscure double-glazed windows to the side, radiator and wall-mounted combi boiler.

Garden

The garden is accessed via the side return of the property, with a gated entrance separating it from the road. A largely paved outdoor space with a raised section, followed by a flat planting bed at the rear. A mature fir tree adds structure and greenery, while a cobbled step leads from the property into the garden.

First Floor Apartment**Private entrance hallway**

Accessed via a private door to the right-hand side of the building. The entrance opens to stairs leading to a bright first-floor landing with dado rail, radiator and loft hatch.

Reception Room / Bedroom One (Front)

A generously sized room currently used as a double bedroom, though equally suited as a main living space. Double-glazed windows to the front, coved ceilings, picture rail, radiator and a gas fireplace with a marble back panel and traditional surround.

Bedroom Two (Front)

Double-glazed window to the front, radiator. A good-sized second bedroom.

Bedroom Three (Side)

Double-glazed window to the rear, radiator and picture rail. Ideal as a study, guest room or nursery.

Bathroom

Fitted with bath and integrated shower over, WC and wash hand basin. Two obscure double-glazed windows to the side, tiled walls and radiator.

Kitchen / Living / Dining Room (Rear)

A spacious, open-plan area with double-glazed bay window to the rear, additional window to the side, and a glazed door opening to a Juliet balcony. Fitted with a range of wall and base units, laminate work surfaces and stainless steel sink with drainer. Integrated gas hob, electric oven and grill. Space and plumbing for washing machine, room for a fridge, and wall-mounted combi boiler. Lino flooring throughout.

Additional Information

Freehold. Council Tax Band GFF C (Cardiff)
Council Tax Band FFF C (Cardiff). EPC rating TBC.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. 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.







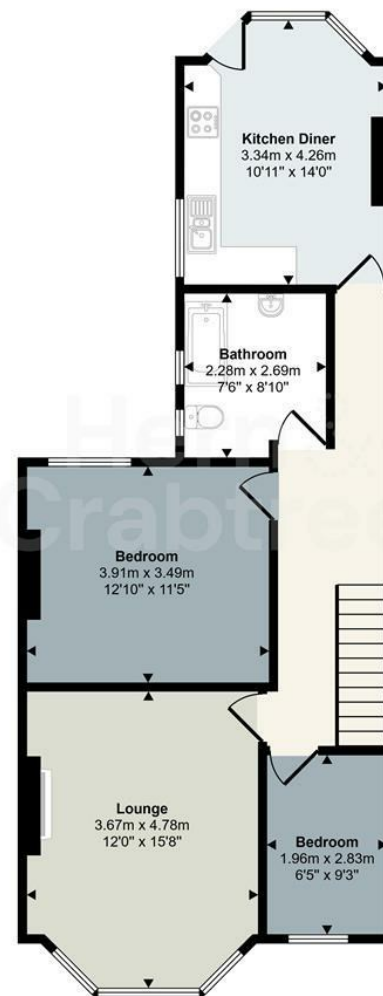
Approx Gross Internal Area
73 sq m / 789 sq ft



Floorplan

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.

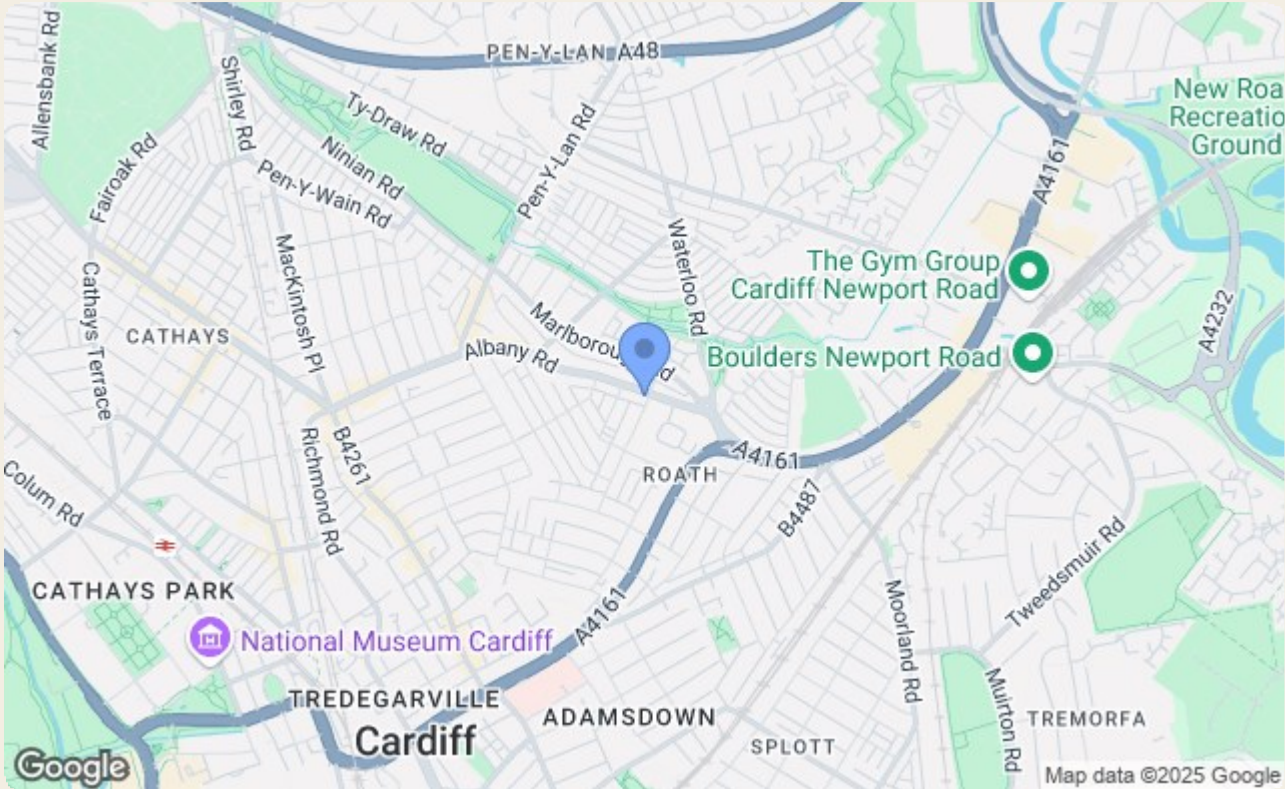
Approx Gross Internal Area
69 sq m / 742 sq ft



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



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	
67	72
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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