

Treharris Street

ROATH, CARDIFF, CF24 3HQ

GUIDE PRICE £260,000

**Hern &
Crabtree**



Treharris Street

Viewings From Sat 4th October. This traditional mid-terrace period home on Treharris Street blends classic Cardiff charm with well-planned living across three levels. A bright hallway leads into the front living room, where a square opening shares light with the hall to create a welcoming feel. The rear sitting room adds character with an exposed brick chimney breast, offering a warm and versatile space for relaxing or entertaining. At the back, the kitchen diner forms the heart of the home. Fitted with integrated appliances and room for a dining table, it opens through glazed doors to the garden so indoor and outdoor living flow seamlessly.

Upstairs are two well-proportioned bedrooms, including a principal bedroom with fitted mirrored wardrobes. The generous bathroom has a bath with plumbed shower, heated towel rail and built-in linen cupboard housing the gas combination boiler. A fixed ladder leads to the loft room, where a Velux window provides natural light for a study, studio or occasional guest room.

Roath is one of Cardiff's most desirable neighbourhoods, known for its lively community and excellent amenities. Roath Park, with its lake, boating and landscaped gardens, is a short walk away. Albany Road and Wellfield Road offer independent cafés, restaurants and specialist shops, while good local schools and Cardiff University are close at hand. Regular bus services provide easy access to the city centre and the nearby A48 links quickly to the M4. This is a home that delivers character and convenience in a location perfectly suited to both families and professionals.



1120.00 sq ft

Entrance Hall

A double-glazed deep sea front door with an obscure glazed inset and matching window above opens into a welcoming hallway. Natural light filters through a square opening from the living room, creating an airy feel. The hallway features vinyl flooring, a radiator, ceiling light, coving and stairs rising to the first floor.

Lounge

A bright space with a double-glazed front window and a square window opening into the hallway, enhancing the natural light. Built-in storage is neatly fitted into an alcove with feature shelving. The living room flows through to the sitting room for a semi open-plan arrangement.

Dining Room

Set to the rear with a double-glazed window overlooking the garden. There is built-in storage, including a useful cupboard and open alcove shelving. A chimney breast with exposed brickwork adds character. A glazed wooden door leads into the kitchen diner.

Kitchen / Breakfast Room

An inviting space with double-glazed windows to the side and rear and a double-glazed door opening to the garden. Fitted with a range of wall and base units with work surfaces over, the kitchen includes a four-ring ceramic hob, integrated oven and cooker hood, a one and a half bowl stainless steel sink with mixer tap, including a boiling water tap, and integrated appliances including a fridge freezer, washing machine and full-length AEG dishwasher. Wood-effect laminate flooring, a radiator and ample room for a dining table complete the room.

Landing

Stairs rise from the entrance hall with a wooden handrail and an additional decorative cast-iron handrail. The landing has a bannister and a fixed ladder leading to the loft room.

Bedroom One

A generous double bedroom with two double-glazed windows to the front, fitted sliding mirrored wardrobes and a radiator.

Bedroom Two

A double-glazed window to the rear, radiator and space for a double bed.

Bathroom

Double-glazed obscure rear window, bath with plumbed shower and glass screen, part tiled walls, laminate flooring, WC and wash hand basin. An airing cupboard with linen shelving houses the gas combination boiler. Heated towel rail.

Loft Room

Accessed by a fixed open-slatted ladder with handrail. Two built-in storage cupboards, part boarded eaves and a double Velux window to the rear provide natural light. Power and light connected.

Outside

Rear Garden

A private, enclosed garden with stone wall boundary, paved patio and split-level layout offering a further patio with stone chippings. Timber storage shed, external lighting and a small side return providing additional concealed storage options.

Tenure

Freehold

Disclaimer

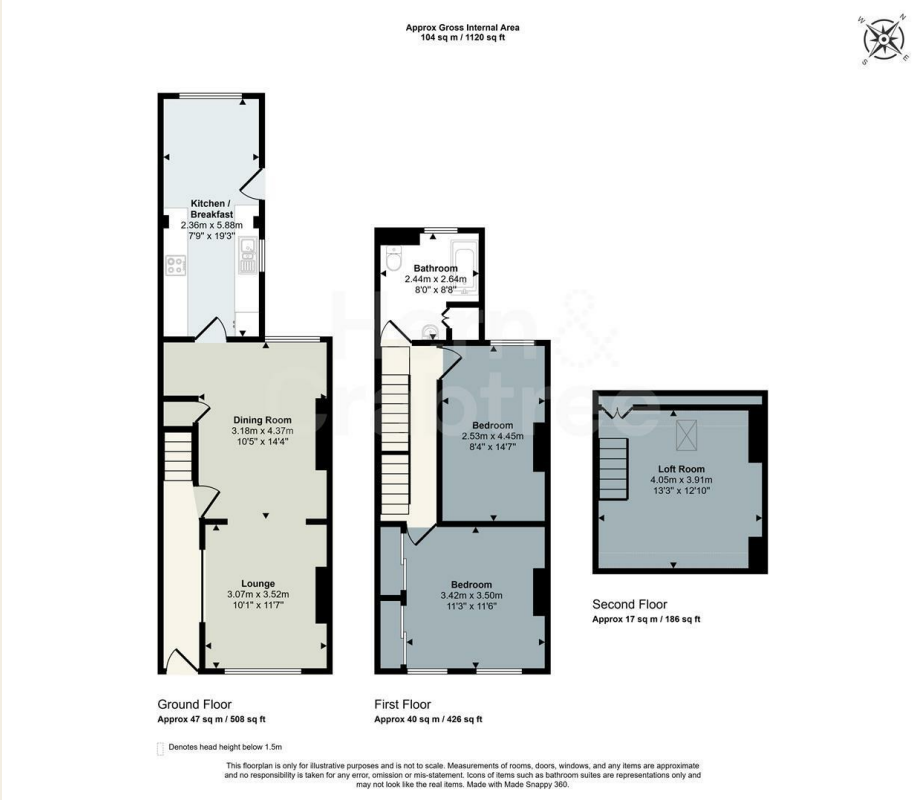
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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