

# Maindy Road

CATHAYS, CARDIFF, CF24 4HQ

GUIDE PRICE £220,000

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Crabtree



# Maindy Road

No Chain. Excellent Potential. Set along a well known residential stretch within Cathays, this bay fronted mid terrace house presents an exciting opportunity for those seeking a renovation project in a highly convenient Cardiff location. The house retains a number of traditional details including fireplaces and original tiled flooring, offering a strong foundation for refurbishment while allowing buyers to reimagine the layout and finishes to suit their own style.

The accommodation unfolds with two reception rooms and a separate kitchen to the ground floor, while three bedrooms and a bathroom sit above. Natural light filters through bay windows to the front and garden facing rooms to the rear, and the paved garden with rear lane access adds practical outdoor space rarely found in properties of this type.

Cathays remains one of Cardiff's most established inner city neighbourhoods, positioned within easy reach of the city centre, Cardiff University and the vibrant cafés and independent shops of nearby Crwys Road and Albany Road. Roath Park and the wider green spaces of north Cardiff are also close by, offering a welcome balance between urban living and open space. Regular bus routes connect directly into the city and surrounding districts, while Cardiff Central and Queen Street stations provide rail links across South Wales and beyond. A range of local schools, everyday amenities and leisure facilities ensure the area continues to appeal to both owner occupiers and investors looking for long term potential.



# 852.00 sq ft

## Key Facts For Buyers

[https://reports.sprift.com/property-report/?access\\_report\\_id=5018941](https://reports.sprift.com/property-report/?access_report_id=5018941)

## Entrance Porch

Single glazed obscure sliding door opening into a small entrance porch with tiled flooring, providing a practical transition into the main house.

## Hall

Door leading into the hallway with original tiled flooring and staircase rising to the first floor. Understairs storage area and access to the principal reception rooms.

## Lounge

Living room positioned to the front with a double glazed bay window allowing good natural light. Fireplace with wooden mantel, tiled surround and tiled back creating a traditional focal point.

## Dining Room

Situated to the rear with double glazed window overlooking the garden. Feature fireplace with wooden mantel, stone back and marble hearth. Large storage cupboard offering useful additional space.

## Kitchen

Fitted with a range of wall and base units with laminate work surfaces and laminate flooring. Stainless steel sink and drainer set beneath a double glazed window to the rear. Plumbing for washing machine, space for oven and a generous built in storage cupboard.

## Landing

Landing with wooden bannister and access to loft via hatch. Doors leading to all bedrooms and bathroom.

## Bedroom One

Double bedroom to the front with double glazed bay window and built in wardrobes.

## Bedroom Two

Double bedroom with double glazed window to the front aspect.

## Bedroom Three

Positioned to the rear with double glazed window, built in wardrobe and airing cupboard housing the water tank.

## Bathroom

Bathroom with double glazed obscure window to the rear, fitted with toilet, wash hand basin and bath with power shower over. Tiled walls.

## Outside

### Front

Small paved forecourt enclosed by iron gates, low brick wall dividing neighbouring property and a low hedge to the pavement.

### Rear

Paved rear garden with two small outhouses, shed and two raised flower beds. A large fir tree creates a mature backdrop. Rear gate providing access to the back alleyway.

## 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. 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.



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