

Arabella Street

ROATH, CARDIFF, CF24 4SY

GUIDE PRICE £280,000

Hern &
Crabtree



Arabella Street

Situated in the heart of Roath, this attractive bay-fronted terrace offers period charm and a carefully planned interior. The welcoming hallway sets the tone with its original decorative tiled floor, arch detail and coved ceiling. To the front, the lounge is bathed in natural light from the bay window and centres around a granite-hearth gas fireplace. It flows effortlessly into the dining room, where a cast iron fireplace, stripped wooden floors and built-in alcove storage create a characterful setting for entertaining.

The kitchen combines practicality and style with integrated appliances and a useful pantry-style understairs cupboard, while a door opens to the utility/conservatory that provides further storage and laundry space. Upstairs, two generous double bedrooms share a bathroom featuring a claw-foot tub with overhead shower and a vanity basin. The principal bedroom enjoys twin front windows and warm stripped flooring.

Outside, the rear garden offers a traditional Cardiff layout with a paved patio, central lawn and raised terrace framed by mature planting. The front forecourt is enclosed by a low wall and gate.

Arabella Street is ideally placed for Roath's lively café culture and local shops along Albany Road and Wellfield Road. The wide green spaces of Roath Park, with its lake and gardens, are within easy reach. Excellent primary and secondary schools lie close by, Cardiff University is only a short distance away and regular bus routes provide quick access to the city centre. The nearby A48 links easily to the M4, making this an appealing home for professionals and families seeking both character and convenience.



816.00 sq ft

Storm Porch & Entrance Hall

A storm porch with tiled siding leads to a double-glazed composite front door. The entrance hall features a period decorative tiled floor, ceiling arch detail and coved ceiling. Stairs rise to the first floor and a radiator provides warmth. Doors open to the lounge and dining room.

Lounge

A bright bay-fronted room with double-glazed windows, stripped wooden flooring and a gas fireplace set on a granite hearth. A squared archway opens into the dining room and a door returns to the hallway.

Dining Room

Double-glazed rear window, stripped wooden floor and a cast iron feature fireplace with wooden mantel. Fitted shelving and an alcove cupboard offer storage. Radiator and door back to the hallway.

Kitchen

Double-glazed side window and a double-glazed obscure door lead to the rear garden. Fitted with a range of wall and base units and complementary worktops, the kitchen includes a four-ring ceramic induction hob with tiled splashback and cooker hood, integrated oven, one-bowl sink and drainer with mixer tap, and full-length integrated dishwasher. Space for a fridge freezer. Tiled flooring and an understairs storage cupboard, ideal as a pantry.

Utility / Conservatory

Double-glazed windows to rear and side, with a polycarbonate roof allowing natural light. Plumbing for a washing machine, power and light, space for further storage and vinyl flooring.

First Floor Landing

Stairs rise from the hall with a wooden handrail to a landing with bannister, loft access hatch and linen cupboard.

Bedroom One

Two double-glazed windows to the front, stripped wooden flooring and radiator.

Bedroom Two

Double-glazed window to the rear and radiator.

Bathroom

Double-glazed obscure rear window, WC, wash hand basin set in a vanity cupboard and a claw-foot bathtub with shower over mixer tap and glass splash screen. Part tiled walls, tiled flooring, radiator and gas combination boiler.

Gardens

The front has a low-rise wall with gated forecourt garden. The enclosed rear garden features a traditional paved patio, a central lawn with a path leading to a raised patio and is edged by mature shrubs, trees and flower borders.

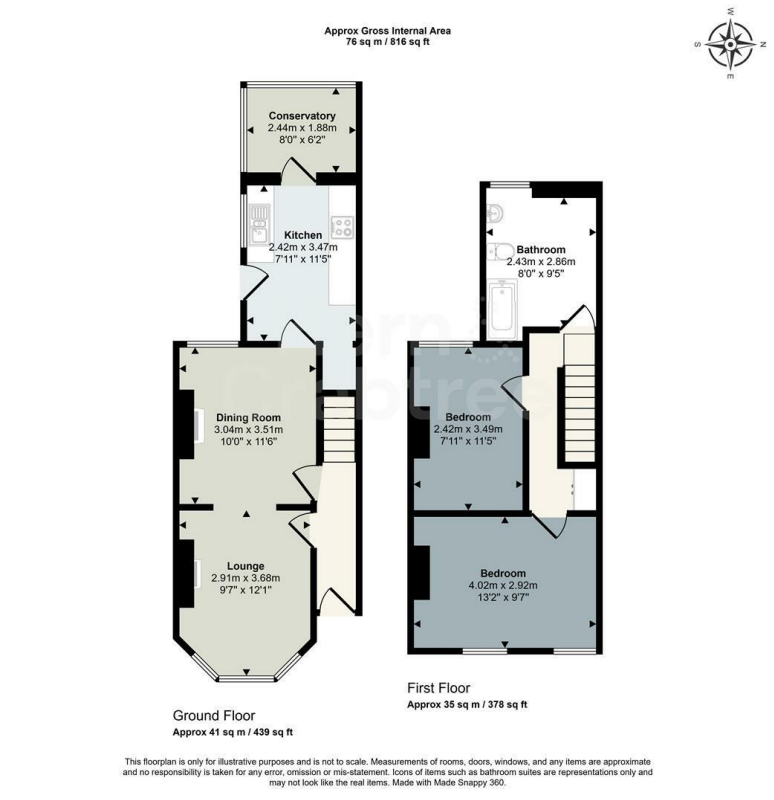
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

