

Arran Street

CARDIFF, CF24 3HR

GUIDE PRICE £300,000

Hern &
Crabtree



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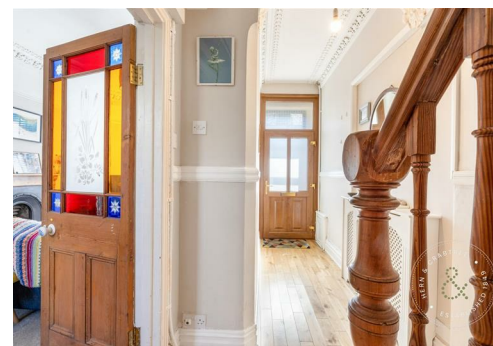
Set along Arran Street in the heart of Roath, this bay fronted mid terrace home offers a thoughtful balance of period character and practical living, positioned within one of Cardiff's most vibrant and well connected neighbourhoods.

Behind its traditional forecourt, the house opens into interiors that retain a strong sense of heritage, where original features such as cornicing, fireplaces and joinery sit comfortably within a layout designed for modern life. The ground floor flows with ease, from the bay fronted living room through to the dining room, creating a natural setting for both everyday living and entertaining. To the rear, the kitchen is arranged as a sociable breakfast space, leading into a light filled lobby where doors open directly onto the garden, drawing the outside in.

Upstairs, the principal bedroom spans the width of the house with twin windows bringing in natural light, while two further rooms offer flexibility for family life or working from home. The bathroom is well arranged with both bath and shower.

Roath is widely regarded as one of Cardiff's most desirable residential areas, known for its tree lined streets, independent cafés and strong sense of community. Within easy reach are the amenities of Wellfield Road and Albany Road, offering a range of shops, restaurants and everyday conveniences. Roath Park and the nearby recreational spaces provide a welcome green setting, while the area is well served by reputable schools. Cardiff city centre is easily accessible via regular bus routes, cycle paths and nearby train links, making this location particularly appealing for those seeking both lifestyle and connectivity.

The rear garden provides a private and enclosed space, with areas for seating and planting that create a natural extension of the home.



1015.00 sq ft

Storm Porch & Entrance Hall

A storm porch to the front leads to the main entrance via a double glazed composite door with an etched glazed window over. The entrance hall features period cornicing, ceiling arch detail, dado rail, radiator and wood flooring, with stairs rising to the first floor and doors leading to the principal reception rooms.

Living Room

A bay fronted reception room with a double glazed window to the front, period cornicing, ceiling arch detail, radiator and a feature period fireplace. A wide square archway opens into the dining room, creating a sense of flow between the spaces.

Dining Room

With a double glazed door opening onto the rear garden, this room includes coved ceiling, picture rail, radiator and a fitted period style bookcase within the alcove.

Kitchen / Breakfast Room

Fitted with a range of wall and base units with complementary work surfaces and part open shelving. Features include a four ring gas hob with cooker hood over, integrated Bosch oven, tiled splashbacks, one bowl sink with mixer tap, and an integrated full length Bosch dishwasher. There is space for a fridge freezer, additional storage within the alcove, wood laminate flooring, radiator and a double glazed window to the side. The Vaillant gas combination boiler is also housed here.

Rear Lobby

A useful transitional space with tiled flooring, radiator and double glazed windows to the side. French doors open onto the rear garden, and a stained glass internal door adds a touch of character.

Cloakroom and Utility Area

Fitted with a WC and wash hand basin, this space also serves as a practical laundry area with plumbing for a washing machine. There is a double glazed obscure window and tiled flooring.

Landing

Stairs rise to a bright landing with wooden handrail, spindles and dado rail. There is access to the loft and a traditional linen cupboard.

Bedroom One

A generous principal bedroom with two double glazed windows to the front, allowing for excellent natural light. Features include stripped wooden flooring, a feature fireplace, picture rail and fitted wardrobes within the alcoves.

Bedroom Two

A comfortable double bedroom to the rear with a window overlooking the garden, radiator and built in storage within the alcove, along with a dado rail.

Bedroom Three / Study

A smaller single room, ideal as a home office or study, with a double glazed window to the side and radiator.

Bathroom

Accessed via a short inner corridor, the bathroom is fitted with a bath and shower attachment with glass screen, WC and wash hand basin. There is a heated towel rail, part tiled walls with timber panelling and a double glazed obscure window.

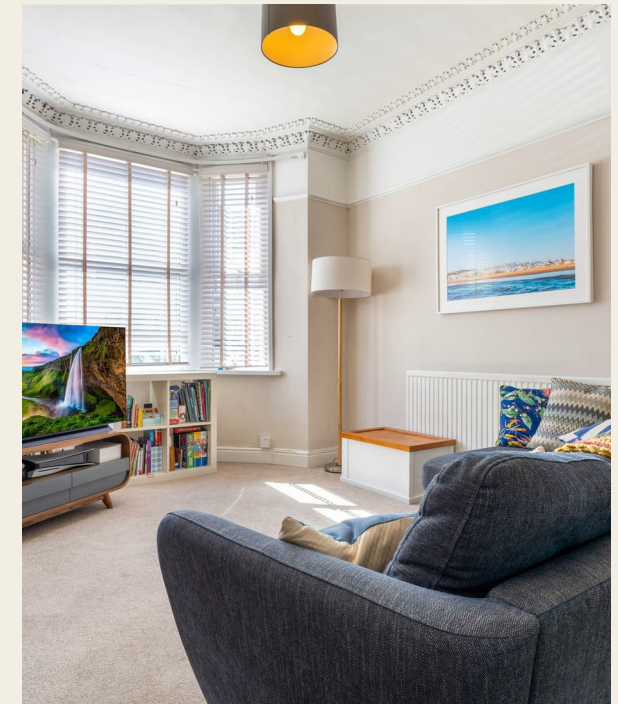
Front and Rear Gardens

To the front, there is a forecourt garden enclosed by a low level stone wall with railings and gate. The rear garden offers a pleasant outdoor space with a decked covered seating area, patio, raised flower borders with mature planting and a side pathway leading to a timber shed.

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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| 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 | | |
| | | 75 |
| | 60 | |
| England & Wales | | EU Directive 2002/91/EC |

