

Upper Kincraig Street

ROATH, CARDIFF, CF24 3HB

GUIDE PRICE £260,000

**Hern &
Crabtree**



Upper Kinraig Street

Chain Free. Viewings From Friday 24th October - Located on one of Roath's quieter, characterful residential streets, this attractive mid-terrace home combines period charm with a modern, stylish interior featuring pops of colour and thoughtfully designed living spaces. It's an ideal choice for first-time buyers or downsizers seeking a home that balances classic appeal with contemporary comfort.

The stone-fronted bay façade and traditional detailing set a welcoming tone, while inside, the layout flows seamlessly for modern urban living. The ground floor opens from a small porch into a bright and light living room with a decorative fireplace, leading through to a dining room and a well-equipped kitchen with integrated appliances. At the rear, a family bathroom includes a bath with an overhead shower. Upstairs, two generous bedrooms enjoy plenty of natural light and comfortable proportions, complemented by useful storage.

Outside, the enclosed rear garden offers a private retreat with a mix of paving and lawn, perfect for relaxing or entertaining. The low-maintenance front forecourt, complete with railings, enhances the property's classic Roath aesthetic.

Upper Kinraig Street occupies a sought-after position close to Albany Road and Wellfield Road, home to an array of independent cafés, shops, and restaurants. Roath Park and its ornamental lake are nearby, providing beautiful green spaces for leisure and recreation. The property also sits within the Marlborough Primary and Cardiff High School catchments and benefits from excellent public transport links and easy access to the A48 and M4 for commuters.

A beautifully presented home that blends period elegance with modern style in one of Cardiff's most vibrant and well-connected neighbourhoods.



702.00 sq ft

Entrance Porch

Entered via a traditional wooden front door with decorative obscure glass panels to the upper section and above, opening into a small porch that leads into the main reception area.

Living Room

A welcoming front reception room with a double-glazed window overlooking the street, radiator, and a fireplace (not currently in use) that serves as a charming focal point.

Dining Room

A versatile space with a double-glazed window to the rear, staircase rising to the first floor, under-stairs storage cupboard, radiator, and built-in shelving and cupboards flanking the chimney breast.

Kitchen

Fitted with a range of wall and base units, laminate work surfaces, tiled splashbacks and tiled flooring. Features include an integrated four-ring electric hob, integrated oven with grill, stainless steel sink and drainer, and space for a washing machine. There is a double-glazed window to the side and a glazed door with an upper glazed panel leading to the rear garden. A cupboard houses the combination boiler.

Inner Hall

Door to a full-height storage pantry. Doors connect kitchen and bathroom.

Bathroom

Accessed via a small inner corridor, the bathroom includes a double-glazed obscure window to the rear, WC, wash basin, and bath

with shower over and mixer taps. There is a heated towel rail, tiled flooring, and part-tiled walls to chest height.

First Floor Landing

With hatch access to the loft space. The loft is boarded with light.

Bedroom One

A bright principal bedroom with two double-glazed windows to the front elevation, radiator and generous proportions.

Bedroom Two

A comfortable second bedroom with a double-glazed window overlooking the rear garden, radiator and built-in storage cupboard.

Rear Garden

An enclosed rear garden bordered by low stone walls, with a paved area to the side and rear and a small section of lawn. Includes outdoor electric points and access along the side of the property.

Front Garden

A small walled forecourt with low iron railings and a gate leading directly to the pavement, typical of this popular Roath street.

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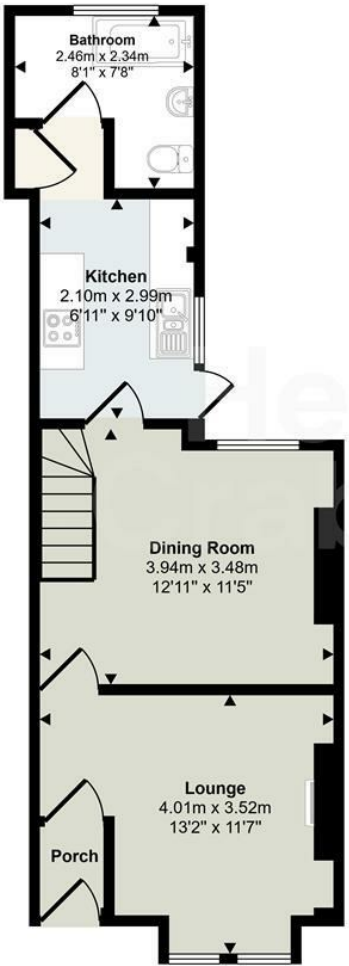
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

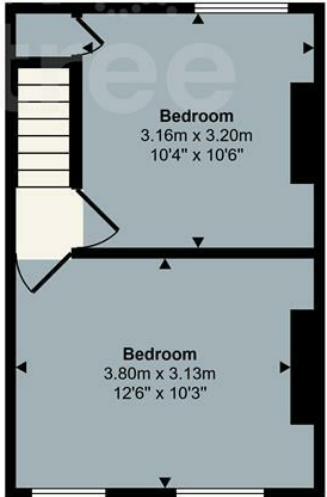




Approx Gross Internal Area
65 sq m / 702 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft



First Floor
Approx 26 sq m / 280 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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