

Upper Kincraig Street

ROATH, CARDIFF, CF24 3HB

£269,950

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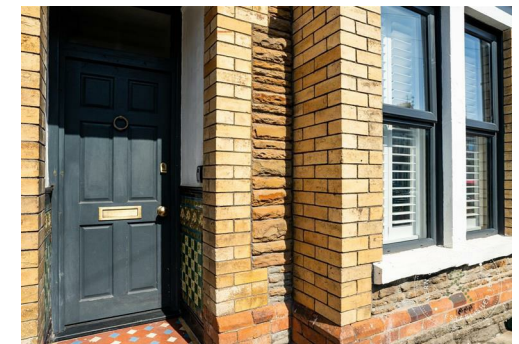
Located in the heart of Roath, this well presented two bedroom home on Upper Kinraig Street offers a thoughtfully arranged interior with a comfortable blend of period character and practical modern living.

The ground floor is centred around an open plan layout, where a front lounge with plantation shutters flows through to a dining area with useful built in storage. The kitchen sits to the rear and is fitted with a range of units, integrated appliances and a Belfast sink, opening into an inner lobby that provides access to both the bathroom and rear garden. A separate utility style cupboard adds valuable everyday storage.

To the first floor are two well proportioned double bedrooms, including a generous principal room with fitted wardrobes and dual windows, along with a second double bedroom overlooking the rear garden.

Externally, the property benefits from a forecourt frontage and an enclosed rear garden with paved seating area, planting borders and useful storage.

Upper Kinraig Street is ideally positioned within Roath, one of Cardiff's most popular and vibrant residential areas. Roath Park, Wellfield Road and Albany Road are all within easy reach, offering a wide range of cafés, independent shops and everyday amenities. The property is also well placed for access to Cardiff city centre, excellent public transport links and a selection of well regarded local schools, making it a strong option for both professionals and young families.



742.00 sq ft

Entrance Hall

Entered via a wooden front door with an obscure glazed window above, the property opens into a small entrance porch housing the electric meters. A further wooden glazed door leads into the main living space.

Lounge

The lounge sits to the front of the property with double glazed windows and fitted plantation shutters. There is a radiator and laminate flooring which continues through into the dining area, creating a natural flow between the spaces.

Dining Room

The dining area benefits from a rear facing double glazed window, radiator, and stairs recessed to one side rising to the first floor. A doorway leads through to the kitchen.

Kitchen

The kitchen is fitted with a range of wall and base units with wood worktops and a Belfast sink. Integrated appliances include an oven, four ring electric hob with extractor over, full length dishwasher and fridge freezer. There is a matching laminate floor and tiled splashbacks, with a side facing double glazed window.

Inner Lobby / Utility Area

Obscure double glazed door to the side providing access to the rear garden. Doors leading to the bathroom and a useful laundry cupboard with plumbing for a washing machine, space for a stacked tumble dryer, and fitted shelving.

Bathroom

The bathroom includes a side facing obscure double glazed window, bath with plumbed shower over and separate mixer, glass screen, WC, wash basin, tiled walls and flooring, heated towel rail, extractor fan, spotlighting, wall lighting and a shaver point.

First Floor Landing

Stairs rise from the dining area to a small landing with loft access and doors to both bedrooms.

Bedroom One

A well proportioned double bedroom with two front facing double glazed windows fitted with shutters. There are built in wardrobes to the alcoves and a radiator.

Bedroom Two

A double bedroom with rear facing double glazed window, radiator and an airing cupboard housing the gas boiler with additional storage.

Front Garden

Forecourt garden to the front with wall and railing boundary.

Rear Garden

An enclosed rear garden with traditional stone walling, paved seating area, flower borders stocked with shrubs and flowers, timber shed and additional purpose built storage.

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	Current	Potential
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(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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