

Arran Street

CARDIFF, CF24 3HU

£265,000

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Arran Street

Set on Arran Street in the heart of Roath, this three bedroom mid terrace home offers a pleasing balance of space, simplicity and city living, with the added advantage of being offered with no onward chain.

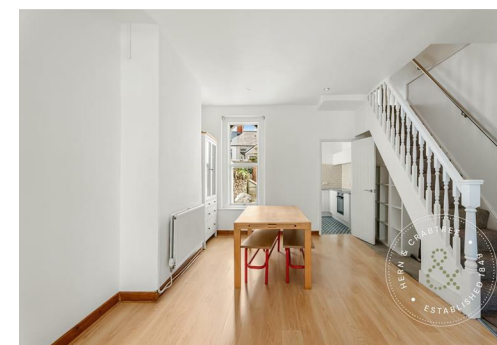
The ground floor has an easy, sociable arrangement. From the entrance hall, an archway introduces the main living space, where a broad bay window brings light into the lounge and a further archway creates a natural transition into the dining area. The two spaces remain connected while retaining their own identity, making the layout equally comfortable for quiet evenings and larger gatherings around the table.

Beyond the dining room, the kitchen is sensibly arranged with fitted wall and base units, integrated cooking appliances, dishwasher and a useful pull-out larder. To the rear is the ground floor bathroom, while a door from the kitchen opens directly onto the enclosed garden.

Upstairs, three bedrooms are arranged around the landing. The principal bedroom has two windows across the front elevation, while the two remaining bedrooms overlook the rear. The third room lends itself particularly well to a nursery, guest room or dedicated home office.

Arran Street places the house within a particularly convenient pocket of Roath. Albany Road and Wellfield Road provide a varied collection of independent shops, cafés, restaurants and everyday amenities, while City Road adds another lively stretch of places to eat and shop. Roath Park, with its lake, gardens, recreation ground and sporting facilities, provides generous green space within the wider neighbourhood.

Families have a choice of schools nearby, with Albany Primary approximately 0.2 miles from the postcode and Marlborough Primary also close by. Buyers should confirm current catchment arrangements directly with Cardiff Council. Regular bus services operate nearby and Cardiff city centre is readily accessible.



Entrance Hall

Entered through a PVC front door incorporating obscured double glazing, with a further obscured double-glazed window above. Coved ceiling, carpeted flooring and a panelled section with coat hooks. An archway with overhead light leads towards the lounge and dining room, with the staircase rising to the first floor.

Lounge

Double-glazed bay window to the front. Spotlights and an open archway connecting the room with the dining area, creating a generous and naturally flowing principal living space.

Dining Area

Double-glazed window to the rear. Laminate flooring, varnished timber skirting boards, radiator and spotlights. Useful understairs storage and a door providing access to the kitchen.

Kitchen

Double-glazed window to the side and a glazed rear door opening onto the garden. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and laminate flooring. Fitted hob with built-in oven, integrated dishwasher, pull-out larder and space for a fridge freezer. Spotlights complete the room.

Ground Floor Bathroom

Obscured double-glazed window to the rear. A fitted suite comprising bath with shower, wash hand basin and WC, complemented by partially tiled walls and tiled flooring. Heated towel rail, spotlights and fitted shelving. A useful storage cupboard incorporates space for a washing machine with shelving above.

First Floor Landing

Timber balustrade around the staircase with an additional handrail. The landing has a stepped arrangement providing access to the bedrooms, together with a ceiling hatch giving access to attic storage.

Bedroom One

Two double-glazed windows to the front. Radiator and spotlights. A well-proportioned principal bedroom benefiting from the natural light provided by its two front-facing windows.

Bedroom Two

Double-glazed window to the rear. Radiator.

Bedroom Three

Double-glazed window to the rear. Radiator, partially sloping ceiling and fitted shelf. A versatile third bedroom that could also make a useful study or home office.

Rear Garden

An enclosed, low-maintenance rear garden arranged with stone paving and enclosed by stone walling and timber fencing. Mature trees from neighbouring gardens provide a leafy backdrop and shade towards the rear. A timber storage shed provides practical garden storage, with an outside water tap positioned beside the back door.

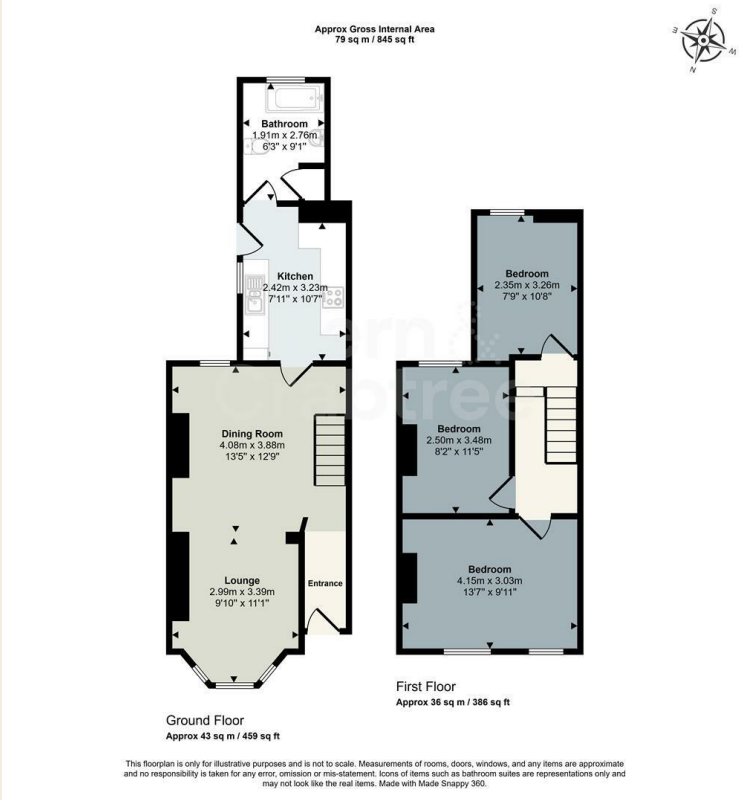
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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