

Princes Street

ROATH, CARDIFF, CF24 3PR

GUIDE PRICE £189,000

Hern &
Crabtree



Princes Street

Positioned along Princes Street in the ever popular area of Roath, this second floor flat offers a thoughtfully arranged layout and an abundance of natural light throughout. The property extends to approximately 68 square metres, a notably generous size for the area and larger than many nearby terraced houses, enhancing the overall sense of space.

The open plan kitchen and living area forms the heart of the home, filled with light from front facing glazing and overhead skylights, creating a bright and airy feel. The bedrooms are set to the rear and side, offering good separation from the main living space, while the bathroom is well appointed with a walk in shower and clean tiled finishes.

The property also benefits from attractive Victorian character and is located on Princes Street, a particularly desirable part of Roath compared to some surrounding streets.

A key feature is the shared freehold arrangement (25% share with 990 years remaining), providing long term security, no ground rent or service charges, and shared responsibility for maintenance — a valuable and often overlooked advantage.

The location is highly convenient, within easy reach of Wellfield Road and Albany Road's independent cafés, shops and restaurants, as well as Roath Park, Cardiff city centre, Cardiff University, and the University Hospital of Wales. Excellent transport links include regular bus routes and nearby access to Cardiff Queen Street station.



sq ft

Entrance

Accessed via a communal entrance featuring period details such as tiled flooring and stained glass windows, the property is entered through an internal fire door into a small hallway.

Stairs and Landing

Stairs rise to a middle landing with a radiator, wooden balustrade and a double glazed skylight to the rear, allowing for natural light.

Bedroom One

Double glazed window to the rear and radiator.

Bedroom Two

Double glazed skylight to the side, under eaves storage and a radiator.

Top Landing

Hatch access to loft space. Storage cupboard housing the combi boiler and space for a washing machine.

Bathroom

Double glazed skylight to the rear. Suite comprising WC, wash hand basin, heated towel rail and a walk in corner shower. Tiled walls and tiled flooring.

Kitchen / Living Room

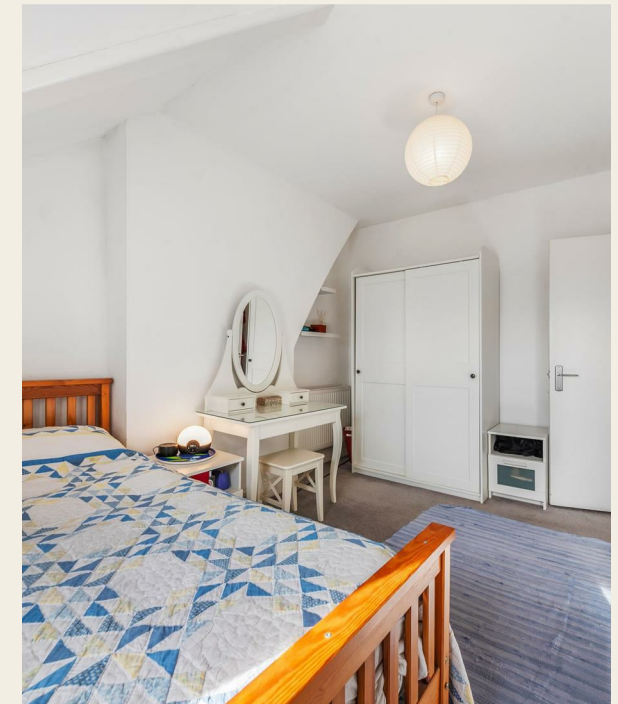
Open plan space with two double glazed windows to the front and a skylight, allowing good levels of natural light. Fitted with laminate work surfaces, wall and base units, tiled splashback, stainless steel sink and drainer, space for a fridge, integrated four ring electric hob, integrated electric oven and grill. Laminate flooring lies within the kitchen area, then it is carpeted throughout the living room. Space also includes a radiator.

Disclaimer

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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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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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

