

Roath Court Place

ROATH, CARDIFF, CF24 3SJ

OFFERS INVITED £415,000

**Hern &
Crabtree**



Roath Court Place

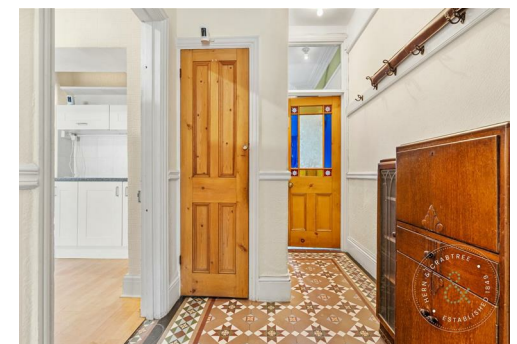
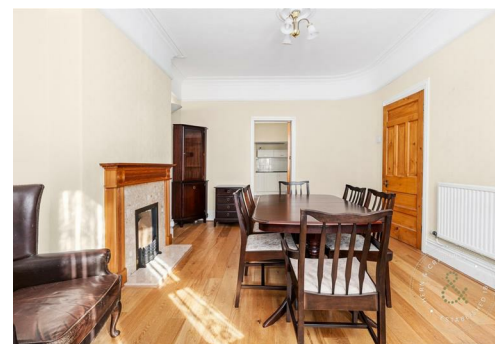
No Chain. Hern & Crabtree are delighted to present this handsome period mid-terrace bay-fronted house on Roath Court Place, a rarely available street in the heart of Roath.

Owned by the same family for over forty years, the property has been lovingly cared for and retains an abundance of original character, from decorative fireplaces and sash bay windows to stripped wooden flooring and ornate ceiling details. Offering three well-proportioned bedrooms, two reception rooms, a fitted kitchen with utility and a detached garage. The home would now benefit from some modernisation.

Roath Court Place is superbly positioned close to the bustling high streets of Albany Road and Wellfield Road, both lined with independent shops, cafés, bars and restaurants.

The wide green spaces of Roath Park and Waterloo Gardens are only a short walk away, offering lakeside strolls, tennis courts and play areas. Families are well served by highly regarded local schools including Cardiff High catchment and several primary options nearby including Marlborough Primary School. Excellent transport links provide easy access into Cardiff city centre by bus or bike, while the A48 and A4232 connect swiftly to the M4 for commuting further afield.

This is a wonderful opportunity to purchase a much-loved family home in one of Cardiff's most desirable and convenient locations.



1571.00 sq ft

Storm Porch

A traditional wood front door with stained glass inset sits beneath a storm porch with tiled side panels, tiled flooring and an outside light.

Entrance Hall

A welcoming hallway with coved ceiling, ceiling rose, picture rail, dado rail and radiator. Retains its original period tiled flooring. Stairs rise to the first floor. The hall continues with a built-in storage cupboard, understairs meter cupboard and a further concealed ceiling-height cupboard.

Dining Room

Situated at the front of the home with a PVCu sash bay window. Features include coved ceiling, ceiling rose, picture rail, attractive fireplace, oak wood flooring and radiator. Doors interconnect with the hall and kitchen.

Kitchen

Fitted with wooden base units and worktops, incorporating a one-bowl sink with drainer, integrated four-ring ceramic hob with cooker hood over and double oven with grill. Includes a breakfast bar, tiled splashbacks, integrated base fridge and wood laminate flooring. A glazed window between the kitchen and utility allows natural light to flow. Doors connect back to the hallway and into the utility room.

Utility Room

Forming part of a lean-to extension with PVCu roof light, power and plumbing for a washing machine. Includes a traditional Belfast sink with hot and cold taps, quarry tiled flooring and a PVCu double glazed door to the garden, plus an obscure glazed window to the rear.

Lounge

Positioned at the rear with a double glazed bay and French doors opening to the garden. Features include coved ceiling, picture rail, a cast iron gas fireplace with decorative tiled inserts and tiled hearth, stripped wood flooring and radiator.

First Floor Landing

Reached via a staircase with wooden handrail and spindles. The dado rail continues up from the hall. Benefits from a large linen cupboard, concealed storage cupboard, loft access hatch and banister.

Bedroom One

A generous front bedroom with a bay-and-a-half PVCu sash window, coved ceiling, picture rail, cast iron feature fireplace with mantelpiece and radiator. Wardrobes to remain.

Bedroom Two

Rear aspect with PVCu double glazed window, feature cast iron fireplace, fitted wardrobes and radiator.

Bedroom Three

Rear bay window, wood laminate flooring, radiator and Worcester gas combination boiler concealed within a cupboard.

Shower Room

Fitted with WC, wash hand basin, quadrant shower enclosure with plumbed shower and glass door. Tiled walls, vinyl flooring, heated towel rail, mirrored vanity cupboard and obscure PVCu side window.

Outside

Front

Walled forecourt with mature shrubs, flower borders, wrought iron railings and gate.

Rear Garden

Paved patio with purpose-built open storage unit with pitched roof, power and light, ideal as part open storage or log store. Garden includes outside light, cold water tap, pedestrian lane access and door to the garage.

Garage

Detached single garage with up-and-over door, power, light and single glazed window.

Tenure

Freehold

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information including costs have been provided by the seller and not

been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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	55	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

