

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

ARRAN STREET
ROATH



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ROATH, CF24 3HU - £269,950

A comprehensively refurbished and extended two bedroom mid terraced property with loft room, located in this popular location and on the South facing side of the street. The accommodation comprises of entrance hall, bay fronted lounge, dining room, modern fitted kitchen with side return extension and bi-folding doors to rear garden. To the upper floors are two double bedrooms and large family bathroom with separate shower. The property further benefits from a partly converted loft space with drop down ladders and enclosed landscaped rear garden. No Chain.



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

2 bedroom(s) 1 bathroom(s) 775.00 sq ft

HALLWAY

LOUNGE

3.65m into bay x 2.90m (11'11" into bay x 9'6")



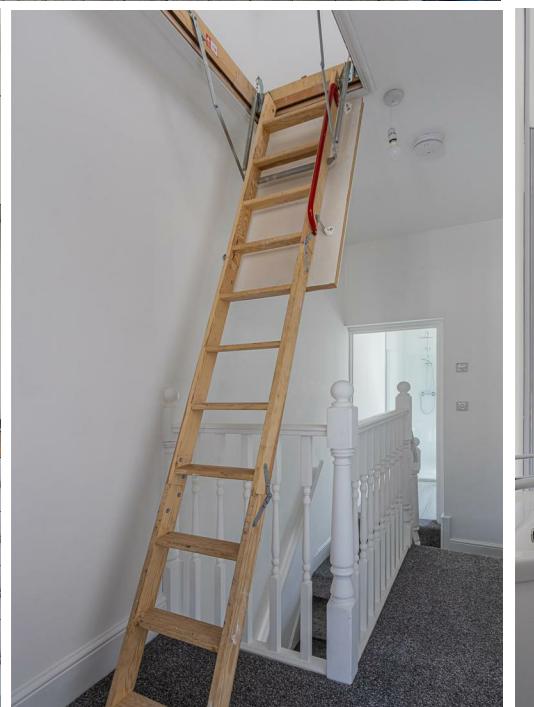
DINING ROOM

3.79m max x 3.47m (12'5" max x 11'4")



KITCHEN

3.95m x 3.58m (12'11" x 11'8")



LANDING

FAMILY BATHROOM

BEDROOM ONE

4.06m x 3.03m (13'3" x 9'11")



BEDROOM TWO

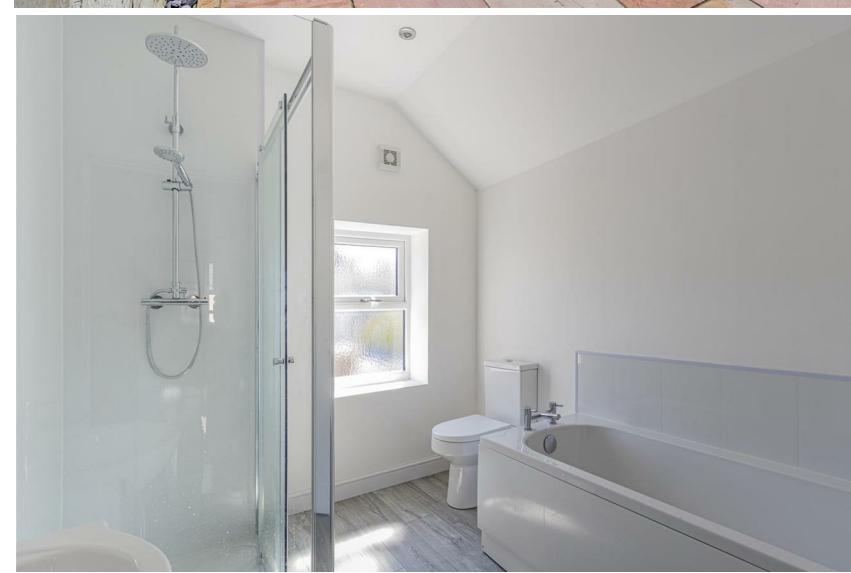
3.4m x 2.5m (11'1" x 8'2")



LOFT ROOM

3.86m x 3.46m (12'7" x 11'4")

144 Arran street



GARDEN

TENURE

We have been informed that the property is Freehold, to be confirmed by your legal advisor.



COUNCIL TAX

Band - D

All measurements are approximate and for display purposes only