

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.

 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")

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

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


GARDEN

TENURE

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

COUNCIL TAX
Band - D



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

144 Arran street



All measurements are approximate and for display purposes only