



Arabella Street

2 Bedrooms - Cardiff - CF24 4TB - £190,000 Freehold



GROSS INTERNAL AREA
 FLOOR 1: 39 m², FLOOR 2: 26 m²
 TOTAL: 64 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Virtual Reality & 3D Scaled models of all of our properties for sale.
 You can even walk around them on our website



Pontcanna
 223-225 Cathedral Road
 Pontcanna, Cardiff
 CF11 9PP

Roath
 38 Wellfield Road
 Roath, Cardiff
 CF24 3PB

Llanishen
 54 Station Road
 Llanishen, Cardiff
 CF14 5LU

Cathays
 89 Woodville Road
 Cathays, Cardiff
 CF24 4DX

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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Lounge

3.74m x 3.94m (12'3" x 12'11")

Kitchen

3.64m x 3.56m (11'11" x 11'8")

Lobby

1.40 x 2.14 (4'7" x 7'0")

Bathroom

1.56m x 2.04m (5'1" x 6'8")

Utility Space

1.01m x 3.10m (3'3" x 10'2")

Bedroom One

3.20m x 4.11m (10'5" x 13'5")

Bedroom Two

3.50m x 2.83m (11'5" x 9'3")

Garden

Tenure

Freehold - this is to be confirmed by your legal representative.

Council Tax

Band D

School catchment

My English medium primary catchment area is Roath Park Primary School (year 2020-21)

Note Howardian Primary catchment area yet to be established Applications are welcomed

My English medium secondary catchment area is Cardiff High School

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2020-21)

Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed

My Welsh medium secondary catchment area is







***** Guide price £190,000 - £200,000.*****
A very well presented 2 bedroom home located in the heart of ROATH. This charming property has been much loved by the current owners and benefits from an lounge, kitchen, modern bathroom, utility room and 2 spacious bedrooms. Retaining many character features and charm with exposed tiled floor and fireplaces. To the rear of the property is a walled sunny rear garden.
Situated in Arabella Street, you are conveniently positioned just off Albany rd, but have a selection of other high streets such as Wellfield & City road, on your doorstep, as well as a short walk to Roath Park & Cardiff city centre.
Please contact us for further info and to arrange your viewing.

Cardiff High catchment.

sq ft

£190,000 - Freehold

