



**Edwards & Co**  
property sales & lettings

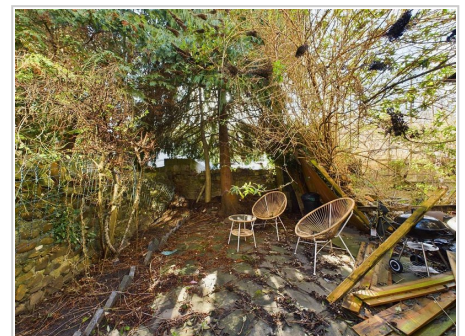
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA  
02920 616200 | sales@edwardsandco.co.uk

Arran Street,  
,  
Roath.  
CF24 3HS.

Guide Price: £260,000



- Three bedroom Semi detached home in Roath.
- Two reception rooms plus additional dining area.
- 
- Private enclosed courtyard garden.
- Three double bedrooms.
- Great location close to all local amenities.
- MUST BE VIEWED.



Ref: PRA53376

Viewing Instructions: Strictly By Appointment Only

# General Description

\*Three bed mid terraced house in Roath\* Edwards & Co are delighted to offer for sale this very spacious property situated in prime central location in Roath. This property currently being rented as a three bedroom HMO offers generous living accommodation including reception room plus dining room, kitchen, good size bathroom with three double size bedrooms and a enclosed rear garden. This property generates a rental income of £1080pcm. Calling all investors and cash buyers this property would be a great addition to your portfolio! Calling all other buyers this property could be your next home as could be sold vacant and chain free from the 28th June 2024.... BE VIEWED!

## Accommodation



Front & Entrance



Entrance Hallway

Wooden front door with obscure glass, carpet , single light pendant, radiator, doors to all rooms, under stairs storage.



Principal Reception Room

PVC window to front aspect, single light pendant, radiator, carpet, alcoves to chimney breast.



Second Reception Room

Single light pendant, carpet, radiator, built in storage cupboards.



## Dining Area

PVC window to side aspect, single light pendant, carpet, radiator, built in storage cupboard.

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## Kitchen

PVC window to side aspect, wooden door leading to rear garden, a range of base and wall mounted cabinets with contrasting square edge countertops, space for white goods.

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## First Floor Landing

Single light pendant, carpet, radiator, doors to all rooms.

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## Bedroom 1

Two PVC windows to front aspect, single light pendant, carpet, radiator.

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## Bedroom 2

PVC window to rear aspect, single light pendant, carpet, radiator, storage cupboard.

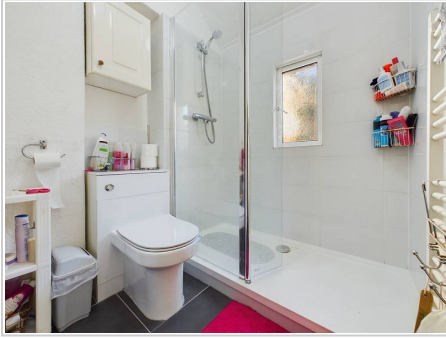
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## Bedroom 3

PVC window to rear aspect, single light pendant, carpet, radiator, storage cupboard.

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## Bathroom

PVC window with obscure glass to side aspect, tiled flooring, part tiled walls, shower, WC with inset flush, wash hand basin.

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## Rear Garden

Brick wall boundary, paved patio area, mature bushes and trees.

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## Agents Note

This property can be sold as a residential home but will not be vacant until the 28th June 2024.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

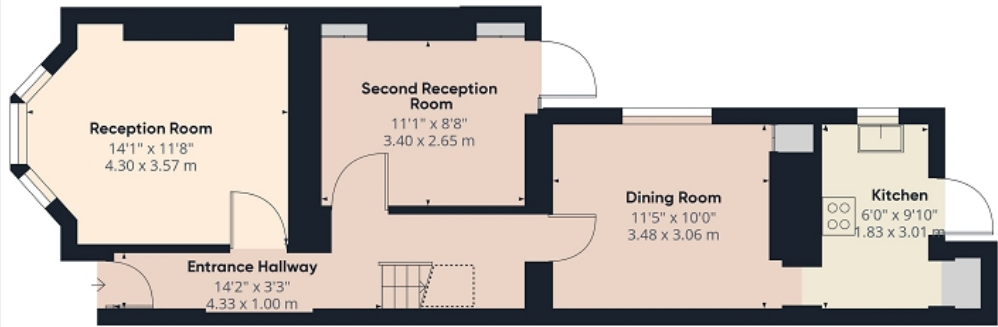
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

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Ground Floor

Approximate total area<sup>(1)</sup>  
548.29 ft<sup>2</sup>  
50.94 m<sup>2</sup>

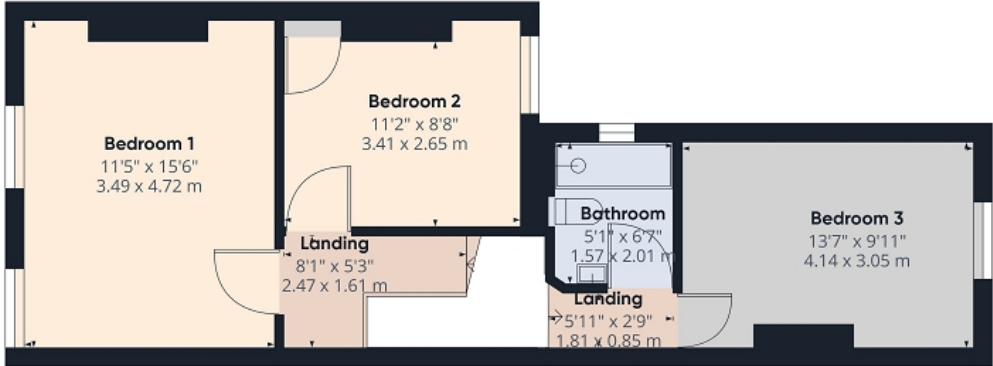
Reduced headroom  
8.42 ft<sup>2</sup>  
0.78 m<sup>2</sup>

(1) Excluding balconies and terraces

⌚ Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFTE360



Floor 1

Approximate total area<sup>(1)</sup>  
506.37 ft<sup>2</sup>  
47.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.