



Edwards & Co
property sales & lettings

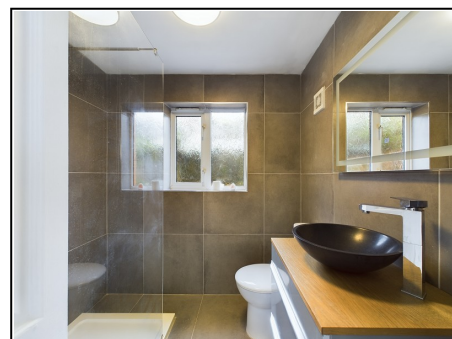
19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
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Rose Street
Roath
Cardiff
CF24

Guide price £245,000



- Fabulous 2 double bedroom mid-terrace home
- Comprehensive re-furbishment throughout
- Stylish new kitchen and shower room/wc
- Excellent size open-plan lounge/dining room
- 2 generously proportioned double bedrooms
- Upvc double glazing and gas combi boiler heating
- Private and enclosed rear courtyard garden
- Permit holder parking to front
- Close to City Centre and all local amenities
- Ideal 1st time buy/investment



Ref: PRA53554

Viewing Instructions: Strictly By Appointment Only

General Description

Spacious and beautifully re-furbished 2 double bedroom mid-terraced home Edwards and Co are delighted to offer for sale this fabulous property in Roath, Cardiff. The property has been brought back to it's former glory by the current vendors and this includes new oak herringbone flooring, new kitchen and shower room/wc and re-decoration. Located close to Cardiff City centre and all local amenities, the property will make an ideal 1st time buy or rental investment. **MUST BE VIEWED.**



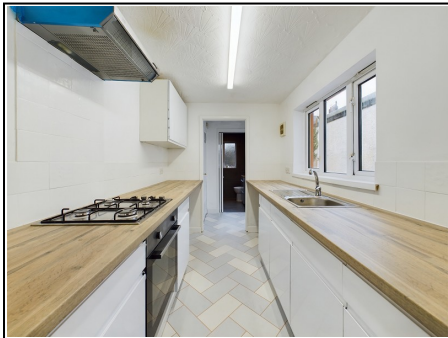
Entrance Hallway

Upvc door leads into the hallway/inner porch. Contemporary decor, pendant light fitting, oak herringbone block flooring.



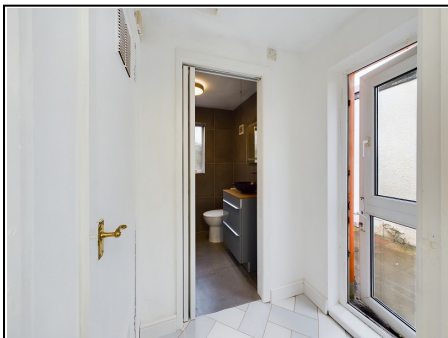
Lounge/Dining Room

Open-plan lounge and dining area. Brightly decorated, new oak herringbone flooring, 2 pendant light fitting, 2 chimney breasts, one with new feature fireplace surround, under stairs storage cupboards, utility/consumer unit cupboard. Open plan stairs to first floor, opening to kitchen. Upvc windows to front and rear aspects, 2 radiators.



Kitchen

Brand new (unused) fitted kitchen comprising of a range of white floor and wall units with a butchers block laminate work surface and tiled splash-backs. 4 burner gas hob, electric oven and extractor, space for utility/laundry appliances. Textured ceiling with strip light, new vinyl flooring. Upvc window to side aspect. Opening to inner lobby.



Inner Lobby

Inner lobby providing access to rear garden to side via Upvc glazed door and shower room/wc to the rear. Bright decor, vinyl floor, light fitting. Cupboard housing the Baxi Main combi boiler. Small loft access hatch.



Shower Room/Wc

Brand new shower room/wc, fully tiled walls and floor, glazed walk-in shower with rainfall shower head and mixer tap. Contemporary wash hand basin/bowl with mixer tap, wall mounted illuminated mirror, ceiling light with pull cord switch, towel rail radiator, extractor. Upvc window with obscured glazing to rear. Concertina door to inner lobby.



Staircase to first floor

Light decor continues up from the lounge/dining room. Open staircase, exposed wooden treads, open balustrade with dark-stained spindles and handrail. Pendant light fitting, half landing with doors to Bedrooms 1 and 2.



Bedroom 1

Double bedroom with bright, modern decor, exposed varnished floor boards, fitted wooden wardrobes, radiator with wooden cover, uPVC window to front. Pendant light fitting.



Bedroom 2

Another excellent-size double bedroom with bright, modern decor, exposed varnished floor boards, radiator, uPVC window to rear.



Rear Garden

Private and enclosed rear courtyard-style garden, fully paved with part original brick and part rendered boundary walls.

Agents Opinion

A delightful mid-terraced cottage style home, presented in excellent order throughout. Not to be confused with similarly priced properties for sale in the area, this property is ready to move straight into. The stylish new kitchen and shower

room/wc are the icing on the cake for this superbly presented and ideally located home. Must be viewed to fully appreciated.

Services

Mains electricity, mains water, mains gas, mains drainage

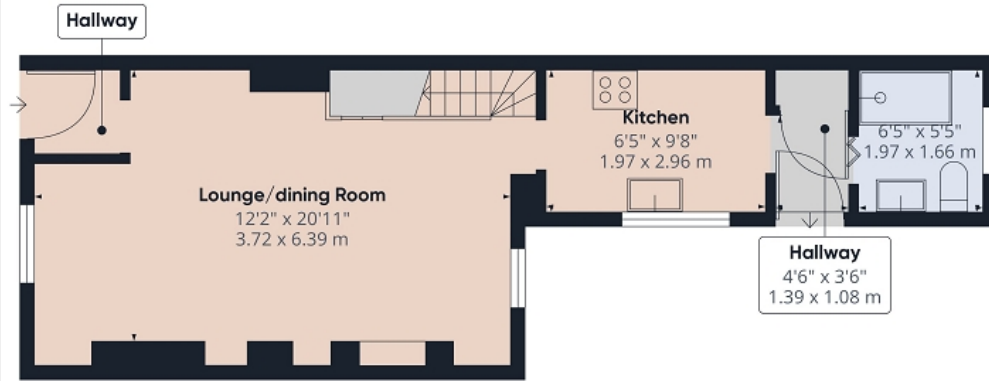
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Approximate total area⁽¹⁾
 390.73 ft²
 36.3 m²

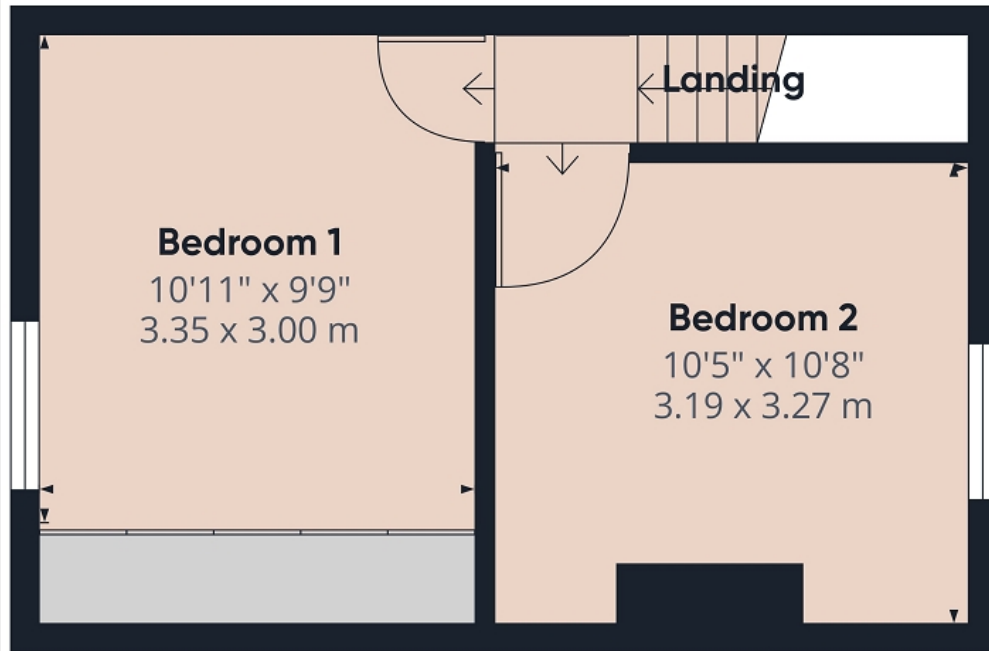
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area⁽¹⁾
 239.28 ft²
 22.23 m²

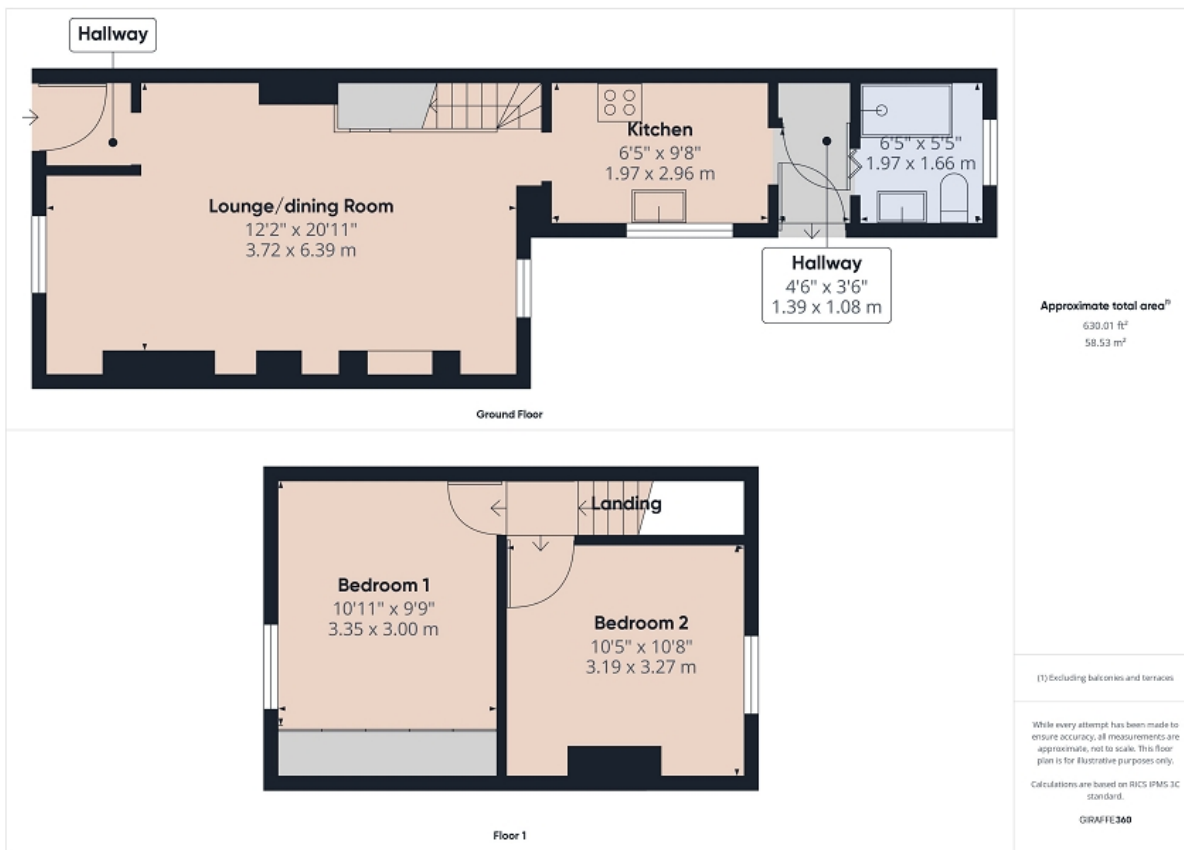
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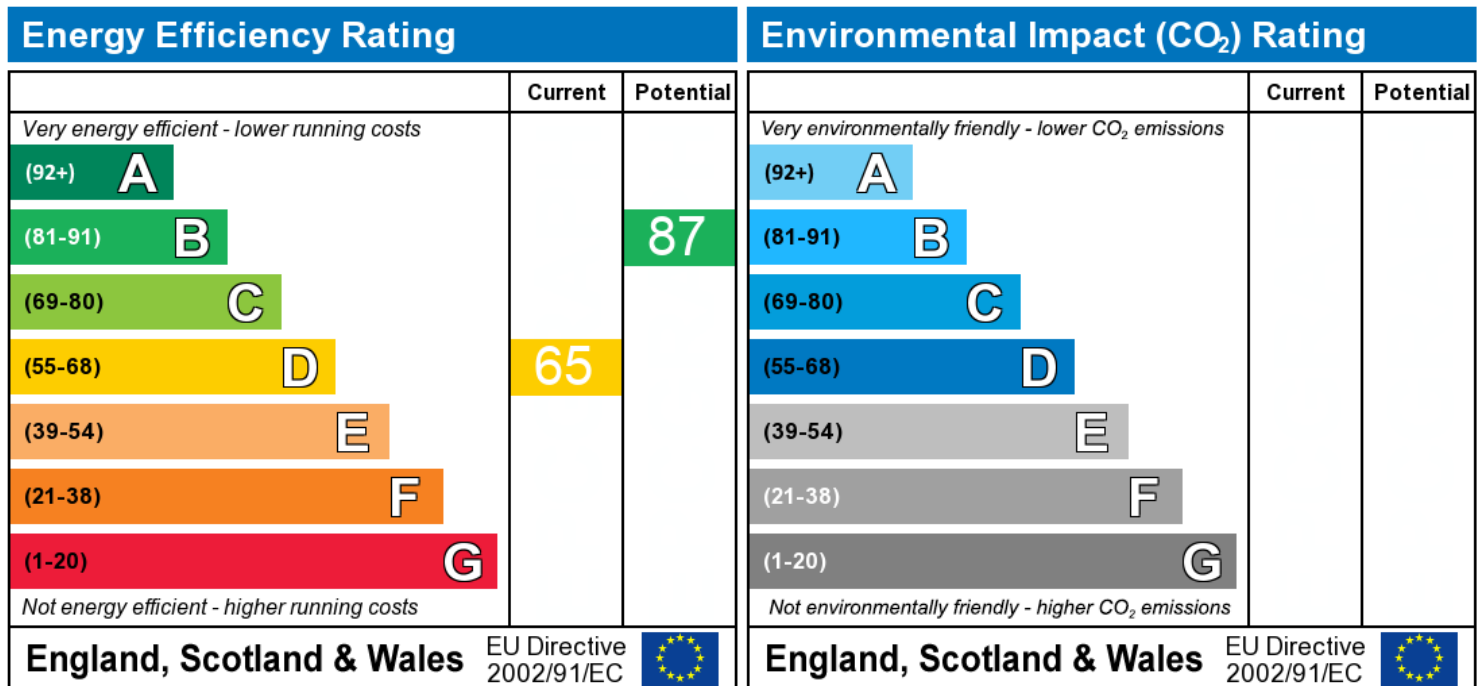
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Floor 1



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. 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.