

Donald Street

Roath, Cardiff CF24 4TR

- EPC - TBC
- Mid-Terrace House
- Four Bedrooms
- Bathroom & En Suite
- Two/Three Reception Rooms
- Pretty Garden and Balcony
- Traditional Features
- Beautifully Appointed

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Four double bedrooms, en-suite and balcony.

Situated in the Heart of Roath, surrounded by life and leisure.

The beautiful property briefly comprises entrance hall, lounge through sitting room, dining room and kitchen to the ground floor. Three double bedrooms (one which enjoys the balcony) and family bathroom to the first floor. To the second floor, the master bedroom has its own floor with an en-suite shower room.

Outside the property offers a forecourt to front and enclosed, landscaped rear garden perfect for alfresco dining. There is a built outdoor sound system which is perfect to set the ambience when relaxing or entertaining.

Viewing highly advised.

Entrance

Storm porch to front entered via a double glazed composite door with matching window over. Outside sensor light.

Entrance Hall

Entrance hall with coved ceiling, arch way detail and dado rail. Stairs to first floor. Radiator. Under stairs alcove with small under stairs storage cupboard.

Lounge/Sitting Room 26'1" max x 11'7" max (7.95m max x 3.53m max)

Double glazed bay window to the front with double glazed door out to the garden. Two radiators. Feature welsh slate fireplace with cast iron inserts. Multi burning stove. Ceiling rose. Coved ceiling. Sky TV point, BT line and Broad Band sockets.

Dining Room 13'11" x 9'10" (4.24m x 3.00m)

Double glazed window to side. Door to kitchen. Feature cast iron fireplace with decorative tiles and mantle piece. Fitted live in flame gas fire. Two radiators.

Kitchen 9'10" x 10'3" (3.00m x 3.12m)

Double glazed french doors lead to the garden with matching windows either side. Fitted with a selection of wall and base units with work tops over. One and a half bowl sink and drainer with mixer tap. Space for gas range cooker with a Range Master cooker hood over. Plumbing and space for condensing tumble dryer and washing machine. Integrated 'Bosch' dishwasher. Space for wine cooler fridge. Space for fridge freezer. Tiled splash backs. Spot lights. Double glazed obscure door out to the side. Electric under floor heating.

First floor

Stairs rise up from the entrance hall. Wooden hand rail and spindles.

Landing

Loft access hatch to the rear loft. Radiator. Stairs to the second floor. Wooden banister.

Bedroom One 15'3" x 10'5" (4.65m x 3.18m)

Two double glazed tilt & turn windows to the front. Radiator.

Bedroom Two 12'2" max x 9'6" max (3.71m max x 2.90m max)

Double glazed tilt & turn window to the rear. Radiator.

Bedroom Three 9'9" x 14'2" (2.97m x 4.32m)



Double glazed french door to a small sitting balcony to rear with external lighting and power socket. Radiator.

Bathroom 6'11" x 6'7" max (2.11m x 2.01m max)

Double glazed obscure window to the side. WC. Wash hand basin. Bath with electric shower over and glass splash back screen. Laminate flooring. Radiator. Tiled walls. Chrome heated towel rail.

Second Floor

Stairs from the first floor with wooden hand rail and spindles leads to second floor landing. Double glazed window to the rear.

Bedroom Four 18' max x 14' max (5.49m max x 4.27m max)

Double glazed skylight windows to the front and double glazed window to the rear. Storage into the eaves. Radiator. Fitted mirrored wardrobes. Access to ensuite.

Ensuite

Double glazed obscure window to the rear. Extractor fan. Wash hand basin with mixer taps on a wash stand. WC. Heated towel rail. Tiled flooring with under floor heating. Double shower with tiled enclosure and plumbed shower with glass sliding door. Shaving point.

Outside

Rear Garden

Enclosed garden with stone pavers, mature shrubs and tree. Outside light. Side return for storage. Outside cold water tap. Sink in BBQ area with plumbed hot and cold water taps. Wall mounted side and rear lighting. External power socket.

Front

Forecourt with low rise wall and wrought iron railings and gate.

