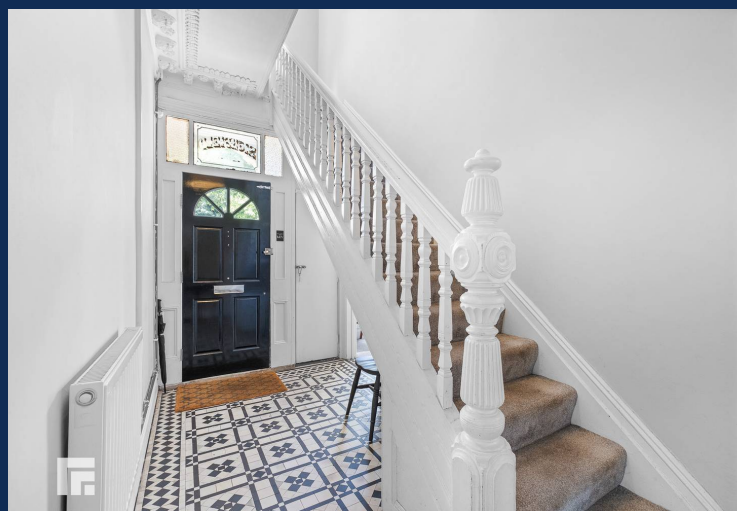
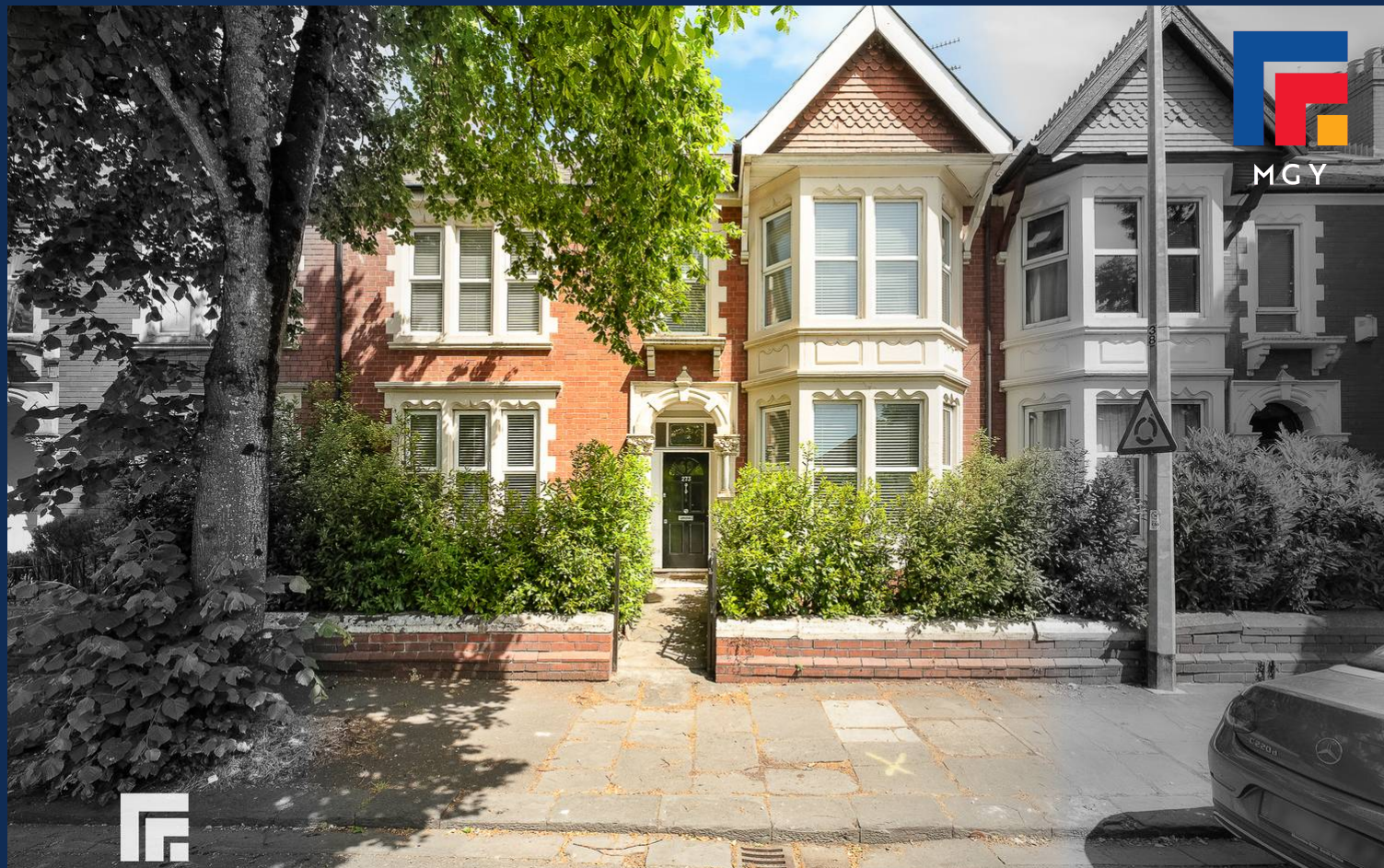




273 Albany Road, Roath

£580,000 Freehold

Spacious four bed family home with original features, two receptions, kitchen/diner, utility, wet room, bathroom, rear garden, lane access. Close to shops, schools, transport.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

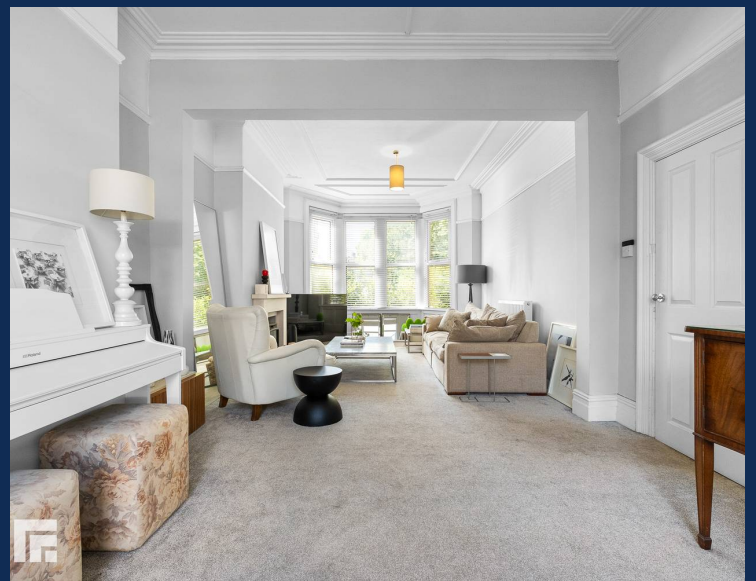
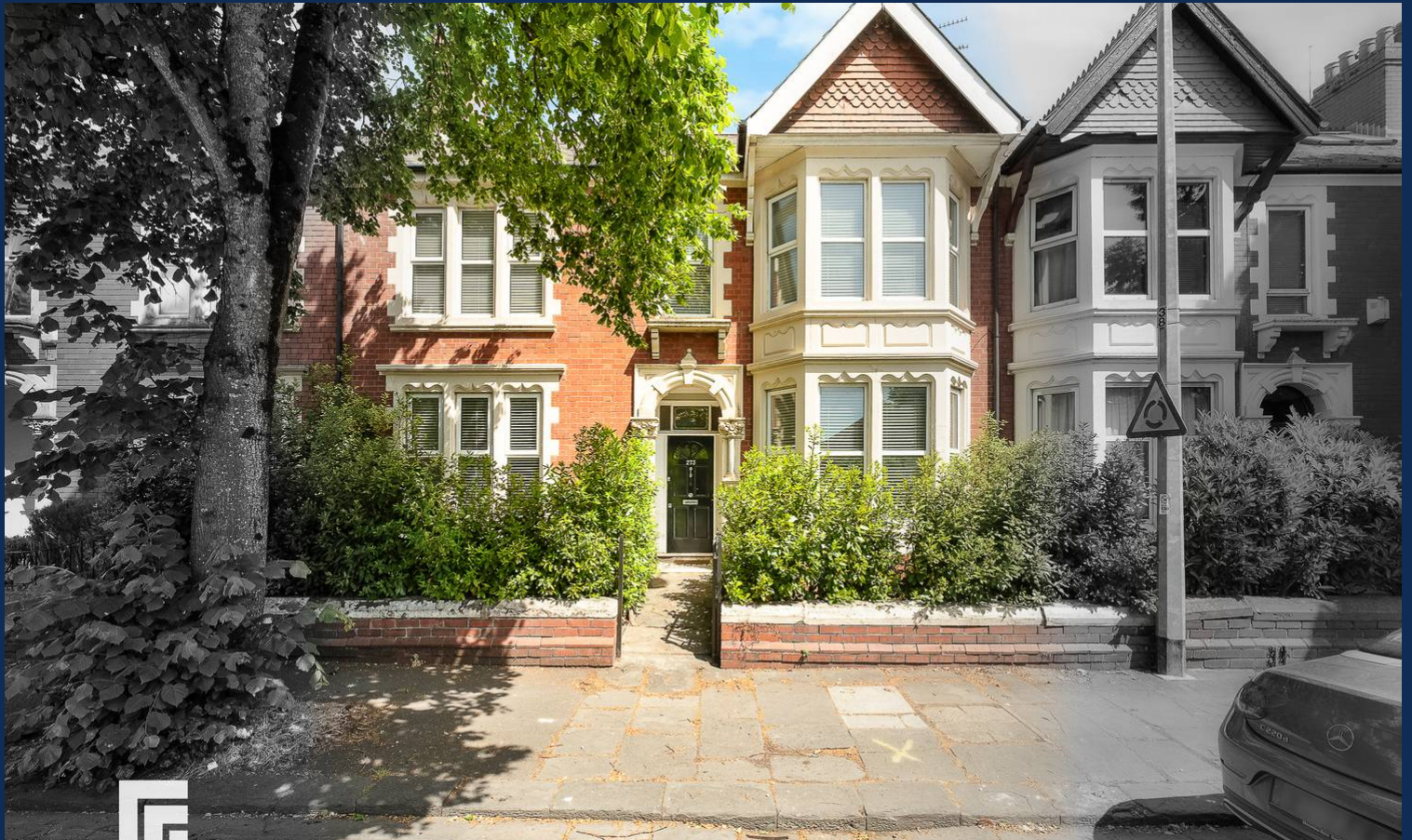
EPC Environmental Impact Rating: D

DESCRIPTION

A very well presented and spacious double bay fronted four bedroom family home with many original features situated in a very convenient location close to shops, schools and public transport links to the City Centre. The property comprises entrance hall, large lounge/ sitting room, further reception room, dining area opening to kitchen/ breakfast room, utility/ store room and wet room to the ground floor. The first floor has four double bedrooms and bathroom. Enclosed rear garden with lane access. Double glazed and gas central heating. Viewing highly recommended.

LOCATION

Situated in the Roath area of Cardiff with Albany Road offering a range of shops, bars, restaurants, cafes and much more. The ever popular Roath Park is a short walk away. Schools of all levels are nearby. Great transport links to the City Centre and A48/M4 motorway.



ENTRANCE HALL

Entered via wooden door with inset glazed panels and further glazed panels above. Electric meter cupboard. Original tiled floor. Radiator. Decorative coving. Stairs to first floor. Door to:-

RECEPTION ROOM

Dimensions: 13' 10" x 12' 4" into alcove (4.24m x 3.78m). Large double glazed window to front. Picture rail. Deep coved ceiling.

LOUNGE/SITTING ROOM

Dimensions: 27' 9" x 12' 4" maximum into alcove (8.47m x 3.78m). Double glazed bay window to front, wood panelling into bay. Double glazed French doors to rear garden. Deep coved ceiling and picture rail. Feature stone fireplace with wood burning stove. 2 radiators.

WET ROOM

Dimensions: 6' 0" x 6' 3" (1.85m x 1.91m). Obscured double glazed window to rear. Mains shower, w.c, wash hand basin with mixer tap. Chrome heated towel rail. Tiled floor and walls. Spotlights.

DINING AREA

Dimensions: 10' 3" x 12' 4" (3.13m x 3.77m). Grey laminate flooring. Radiator. Opening to :-

KITCHEN/BREAKFAST ROOM

Dimensions: 16' 11" x 10' 1" (5.16m x 3.09m). Double glazed window to side. Double glazed door to side leading to rear garden. 2 skylights. Grey laminate flooring. Radiator. Cupboard housing "Baxi" combi boiler. Modern fitted kitchen with work surfaces incorporating composite sink unit with mixer tap. Built in oven, 5 ring gas hob and extractor over. Central island with space for stools, work surface and cupboard / drawers below. Door to:-

UTILITY /STORE ROOM

Dimensions: 15' 3" x 9' 6" (4.66m x 2.92m). Double glazed window to side. Grey laminate flooring. Radiator. Base unit with work surface incorporating composite sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer.

FIRST FLOOR

Stairs and Landing Double glazed window to front. Coved ceiling. Picture rails.

BEDROOM ONE

Dimensions: 15' 10" into bay x 12' 5" into alcove (4.85m x 3.81m). Double glazed bay window to front. Wood panelling into bay. Deep coved ceiling. Radiator.

BEDROOM TWO

Dimensions: 13' 10" x 12' 4" (4.24m x 3.77m). Double glazed window to front. Radiator. Deep coved ceiling.

BEDROOM THREE

Dimensions: 11' 1" x 12' 5" into alcove (3.38m x 3.81m). Double glazed window to rear. Radiator.

BEDROOM FOUR

Dimensions: 10' 2" x 9' 6" into alcove (3.10m x 2.92m). Double glazed window to rear. Radiator.

BATHROOM

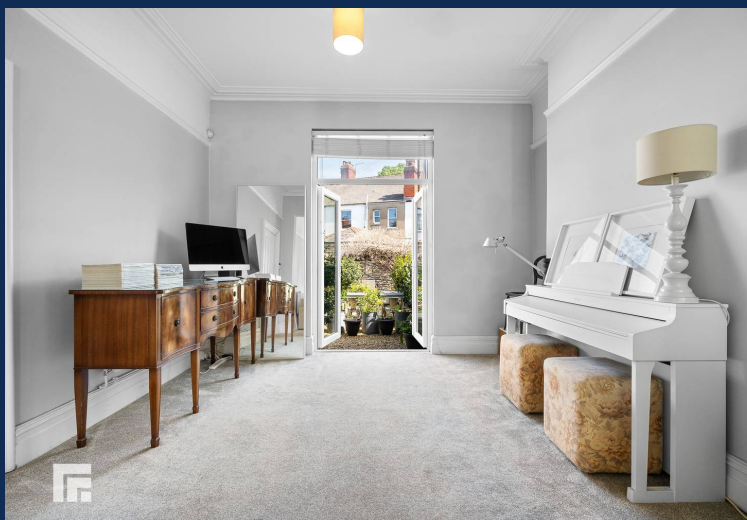
Dimensions: 9' 2" x 6' 9" (2.81m x 2.07m). Obscured double glazed window to rear. P shaped bath with mixer tap and mounted shower attachment over, pedestal wash hand basin with mixer tap, w.c. Vinyl flooring. Chrome heated towel rail. Access to loft space.

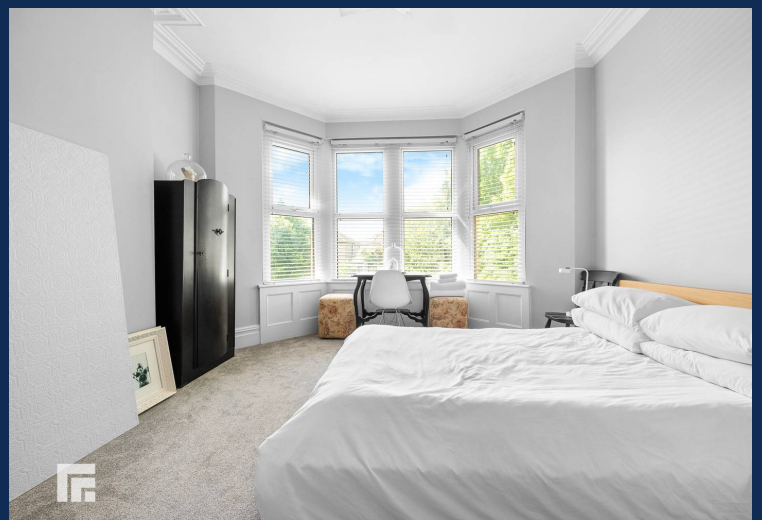
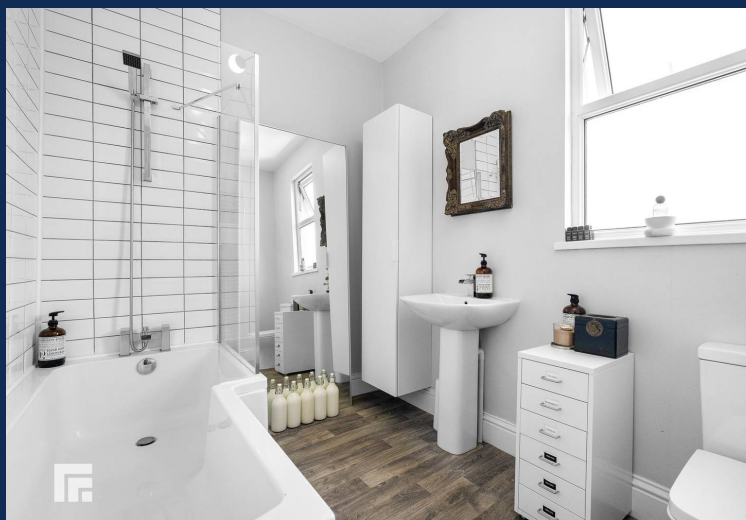
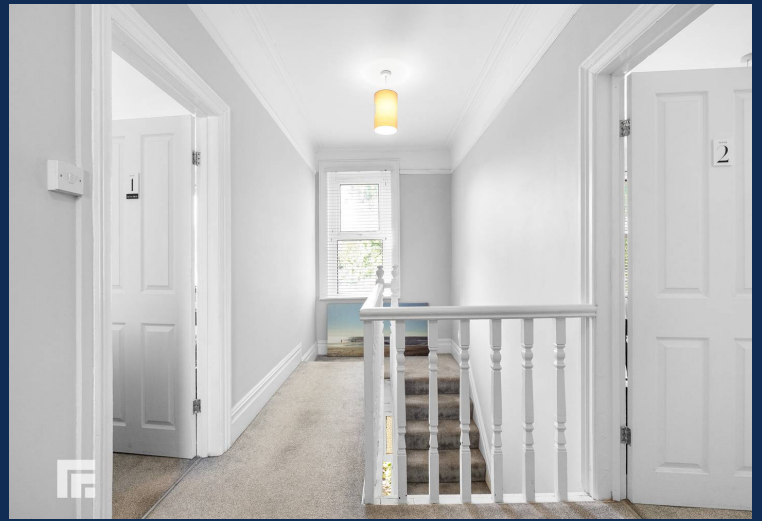
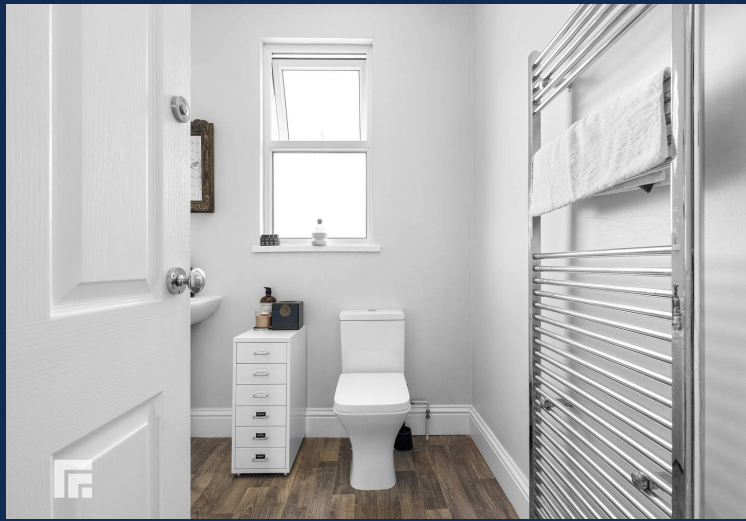
OUTSIDE

Forecourt front Rear- Gate to rear lane. Laid with stone chippings.

AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Front Garden

Forecourt front

Rear Garden

Gate to rear lane. Laid with stone chippings.





WHITCHURCH 02922 745848

64 Merthyr Road, Whitchurch, Cardiff, CF14 1DJ



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