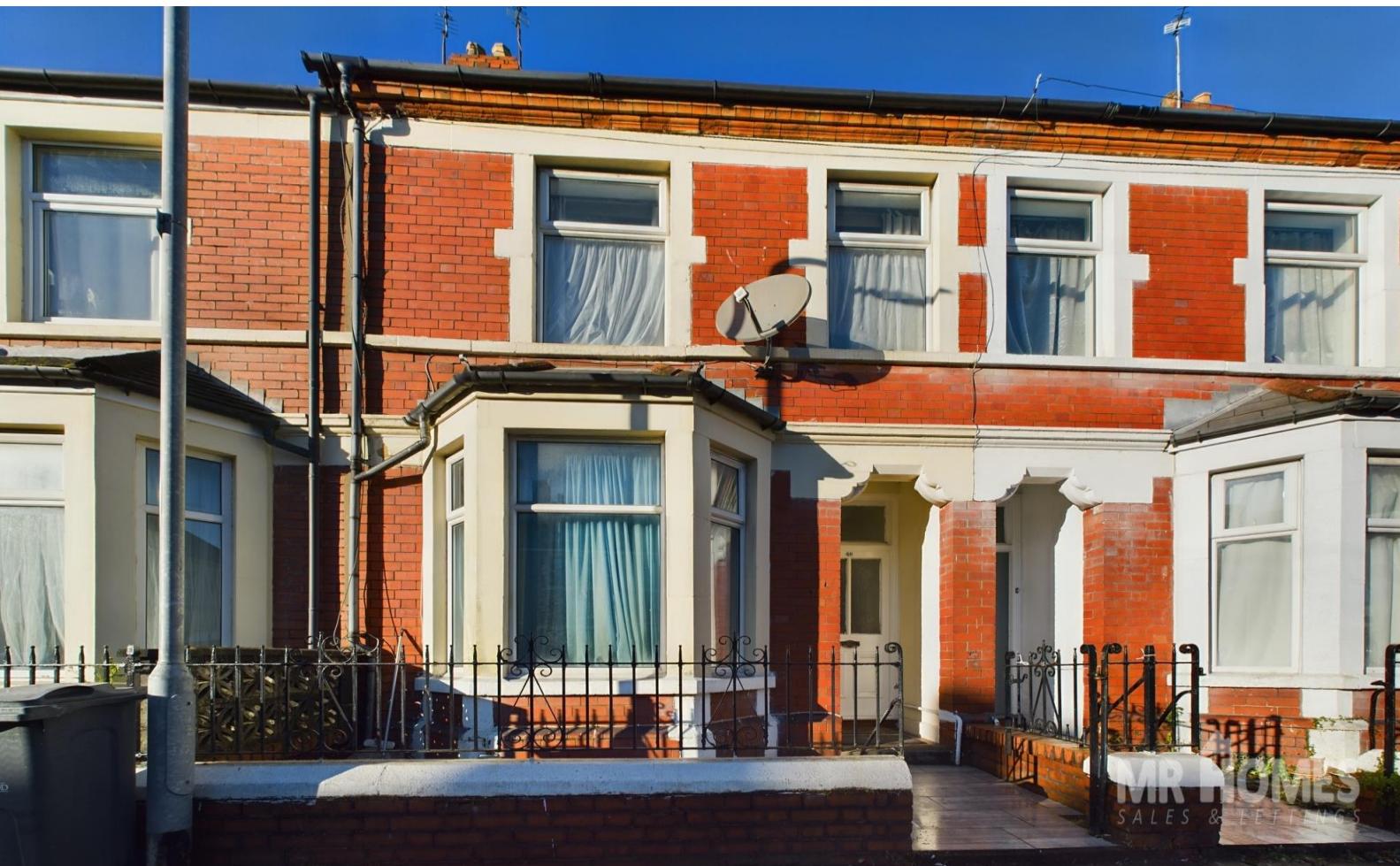


02920 204 555

Homes House
253 Cowbridge Road West,
Cardiff, CF5 5TD
Email: SALES@mr-homes.co.uk
www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Talworth Street,
Roath,
Cardiff CF24 3EH

Guide Price £260,000 to £270,000
Freehold

Talworth Street
Roath, Cardiff, CF24 3EH

Overview

- BAY FRONTED 3-BED FAMILY PROPERTY
- 3x DOUBLE BEDROOMS
- 3x RECEPTION ROOMS
- HIGH CEILINGS
- SPACIOUS KITCHEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- RESIDENT PERMIT PARKING ZONE
- POPULAR LOCATION
- FREEHOLD



A TRADITIONAL BAY-FRONTED 3-BED TERRACE PROPERTY - 3x LARGE DOUBLE BEDROOMS - 3x LARGE RECEPTION ROOMS - SPACIOUS KITCHEN - DOWNSTAIRS SHOWER ROOM & W.C OFF RECEPTION ROOM 2 - SPLIT-LEVEL LANDING - FAMILY BATHROOM - FRONT TERRACE - LOW-MAINTENANCE ENCLOSED REAR GARDEN - uPVC DOUBLE GLAZING WINDOWS - GAS C/H with COMBI-BOILER - FREEHOLD.



MR HOMES Offer **FOR SALE** this Very Spacious Bay-Fronted 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Reception Room 1, Reception Room 2, Downstairs Shower Room, Reception Room 3, Kitchen, Staircase to the 1st Floor Split-Level Landing, Bedrooms 1, 2, 3 & a Family Bathroom. The Front Terrace is Enclosed. The Rear Garden is Low-Maintenance & Enclosed. uPVC Double Glazing Windows & Gas Central Heating powered by a Vokera by Riella Easi-Heat Plus Combi-Boiler.

EPC Rating = E.
Council Tax Band = E.
WWW.MR-HOMES.CO.UK
FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

17' 6" x 5' 2" (5.33m x 1.57m)

Reception Room 1

13' 0" x 11' 4" (3.96m x 3.45m)

Reception Room 2

11' 9" x 9' 4" (3.58m x 2.84m)

Downstairs Shower Room

5' 0" x 4' 9" (1.52m x 1.45m)

Reception Room 3

14' 5" x 9' 9" (4.39m x 2.97m)

Kitchen

11' 4" x 9' 7" (3.45m x 2.92m)

Landing - Split-Level**Bedroom 1**

10' 6" x 15' 3" (3.20m x 4.64m)

Bedroom 2

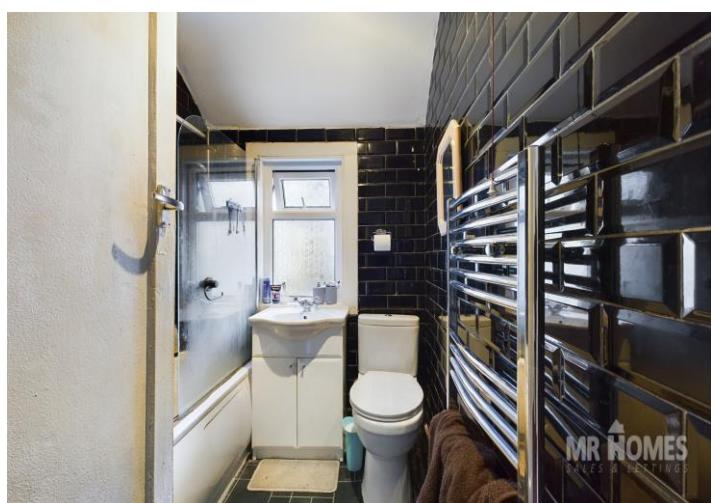
13' 8" x 9' 9" (4.16m x 2.97m)

**Bedroom 3**

11' 10" x 9' 6" (3.60m x 2.89m)

Family Bathroom

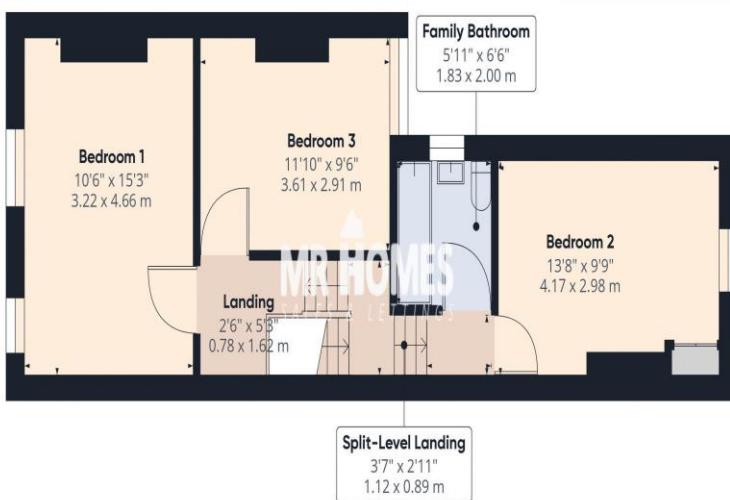
6' 6" x 5' 11" (1.98m x 1.80m)

Front Terrace - Enclosed**Rear Garden - Low-Maintenance & Enclosed**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area²
1097.91 ft²
102 m²



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.

GIRAFFE360

CARDIFF WEST

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