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6 Arles Road,
Cardiff, CF5 5AP

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Asking price **£250,000**

A traditional bay fronted, three bedroom, semi-detached family home offered to the market with vacant possession and no upward chain.

Traditional Bay fronted semi-detached family home.

Two reception rooms, kitchen and ground floor wet room/WC.

Three bedrooms (Two x doubles) and family bathroom.

Offered to the market for the first time in over 50 years.

Sold with vacant possession and no upward chain.

Off-road parking and garage.

Enclosed rear garden

Viewings highly recommended.





A traditional bay fronted, three bedroom, semi-detached family home offered to the market with vacant possession and no upward chain. it is offered to the market for the first time in over 50 years. The property which is in need of decorative updating is offered to the market with vacant possession and no upward chain.

The accommodation briefly comprises: An enclosed entrance porch, with obscure glazed door flanked by matching side panels into the entrance hall. The HALLWAY has stairs rising to the first floor with under stairs storage cupboard. Exposed herringbone wood block flooring continues into the two reception rooms. The LOUNGE with bay window to front has a sandstone tiled feature

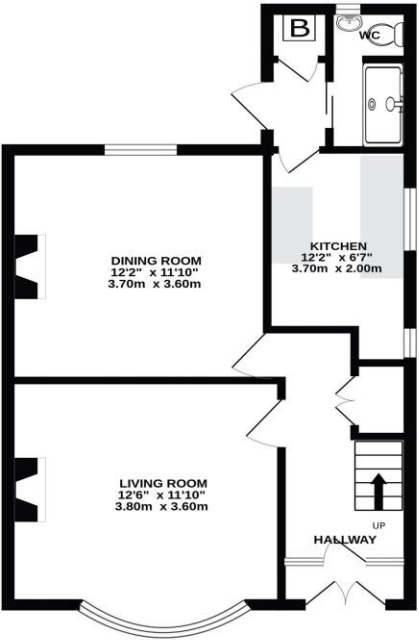
fireplace. The DINING ROOM has an electric fire set on a tiled fireplace, with picture window has views into the rear garden. The galley style KITCHEN with window to side, has a range of base and wall mounted glass fronted display units. Open door into under stairs shelved pantry cupboard. Space for white goods. Off the kitchen is a REAR HALL with door to the garden. Consatina door into ground floor WET ROOM/WC with window to rear, houses a low-level WC and pedestal wash hand basin plus mains shower, full ceramic tiling to floor and walls. Off the rear hall is a storage cupboard housing a Worcester gas fired combination boiler.

The first floor landing with window to side, has a loft inspection point and gives access to the bedroom accommodation. It has laminate wood flooring which continues into bedrooms two and three. BEDROOM ONE is a generous size

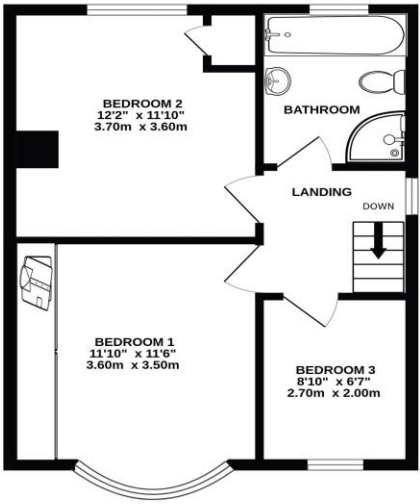
double bedroom, with bay window to front, it has an extensive range of Wardrobe and bedroom furniture. BEDROOM 2 is located at the rear of the house. It has wall mounted shelving in recess plus a shelved storage cupboard. BEDROOM 3 is a single bedroom, adjacent to bedroom one at the front of the house. The FAMILY BATHROOM has a white four-piece suite which includes panel bath, plus corner shower enclosure with shower and body jets fitted, low-level WC, pedestal wash and basin and tiling to Dado height.

To the front of the property is a lawned garden boarded by privet hedgerow. To the side is a paved driveway offering parking space for several vehicles ahead of a semi-detached SINGLE GARAGE. To the rear is an enclosed garden, boarded by brick and block wall. It is extensively lawned with paved patio area, plus raised shrub and flower borders.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Culverhouse Cross travel along the A48 towards Cardiff city Centre. Continue along Cowbridge Road East for approximately 1 mile. Before reaching Ely Bridge turn right onto Colin Way. Take the third right hand turning onto Arles Road where number 6 will be found on the right-hand side.

Tenure

Freehold

Services

Mains electricity, gas, water and drainage
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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AWAITING EPC

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