



18 Braeval Street,
Roath Park, Cardiff
CF24 4SJ

Asking Price £295,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 977.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - B83



An exciting opportunity to purchase this charming three-bedroom, mid-terrace property, ideally located Braeval Street. With well-proportioned living space, some delightful original period features, along with current gas and electrical safety certificates. The accommodation includes a spacious lounge/diner with UPVC French doors to the garden, a well-equipped kitchen, three bedrooms, and a ground floor family bathroom. Close to the excellent public transport links, highly regarded schools and the excellent local amenities, this is an excellent first time buyer or buy to let property. To be sold with no onward chain.

ACCOMMODATION

LOUNGE/DINER

4.00m x 7.33m (13'1" x 24'0")

A spacious reception room with carpeted floor, painted walls, and a smooth ceiling. Features include a fireplace, built-in TV cabinet, UPVC doors leading to the rear garden, and an open staircase with storage beneath and door to the kitchen.

KITCHEN

2.32m x 2.78m (7'7" x 9'1")

Fitted with a range of units and contrasting work surfaces, stainless steel sink, and space with plumbing for washing machine and fridge/freezer. Integrated electric oven, electric hob with extractor over, radiator with TRV, and UPVC window.

BATHROOM

1.94m x 2.08m (6'4" x 6'9")

With a three-piece suite comprising low-level WC, pedestal wash basin, and bath with chrome mixer shower over and glazed screen. Finished with tiled floor, radiator with TRV, and UPVC window.

BEDROOM ONE

3.72m x 3.23m (12'2" x 10'7")

A front aspect double bedroom with carpeted floor, painted walls, and papered ceiling with coving. Features fitted cupboards, feature fireplace, UPVC windows, and radiator.

BEDROOM TWO

2.35m x 3.35m (7'8" x 10'11")

A rear aspect room with carpeted floor, painted walls, and smooth ceiling. Includes feature fireplace, radiator with TRV, and UPVC window.

BEDROOM THREE

2.36m x 2.42m (7'8" x 7'11")

A rear aspect room with carpeted floor, painted walls, and smooth ceiling. Features include an original fireplace, radiator with TRV, and window.

OUTSIDE

FRONT

Permit Parking

REAR

Enclosed, low maintenance garden.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

