



42 Roche Crescent, Cardiff

Cardiff

In Excess of **£140,000**

fortis



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A fully renovated and beautifully presented two bedroom maisonette, in this sought after Fairwater location, with a larger than average garden and offered for sale with no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Newly Renovated
- No Chain
- Large Garden & Balcony
- Two Bedrooms
- Private Front Door



Private Entrance

Accessed via front uPVC door, stairs to the first floor landing under stairs storage area, light point, double glazed window. Doors to:

Landing

Double glazed window, ceiling light points, loft access point, radiator, built in storage cupboard, doors to:

Living Room

A good sized lounge with double glazed windows to the rear, ceiling light point radiator, multiple power points.

Kitchen

A Beautifully appointed and brand new kitchen comprising base level white, high gloss cupboard and drawer units with work surfaces over. Newly integrated oven, electric hob and extractor fan. Complementary tiled splash backs, large single bowl sink and drainer with mixer tap over, wood effect flooring, double glazed window to the rear, double glazed door giving access to the rear balcony.

Bedroom One

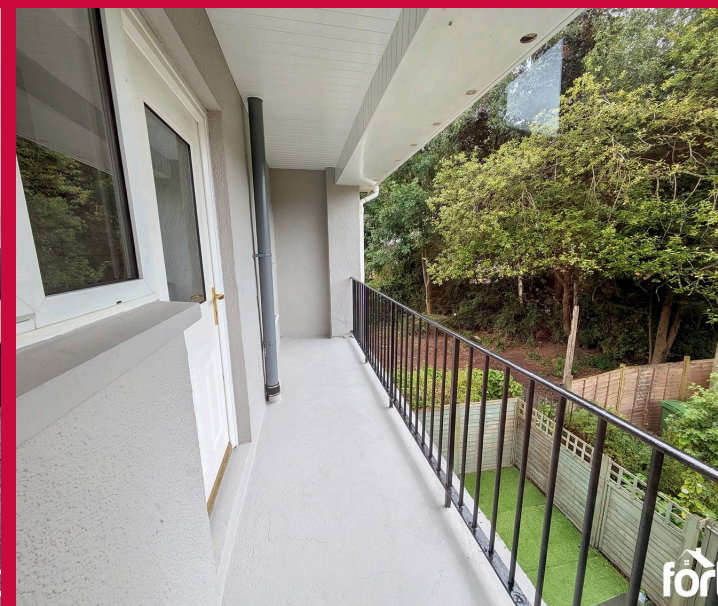
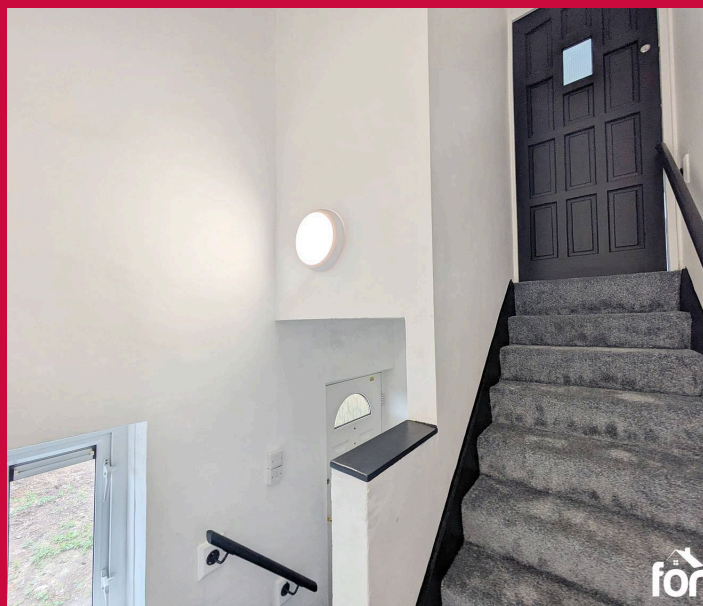
A good sized double bedroom with double glazed window to the front, ceiling light point, radiator.

Bedroom Two

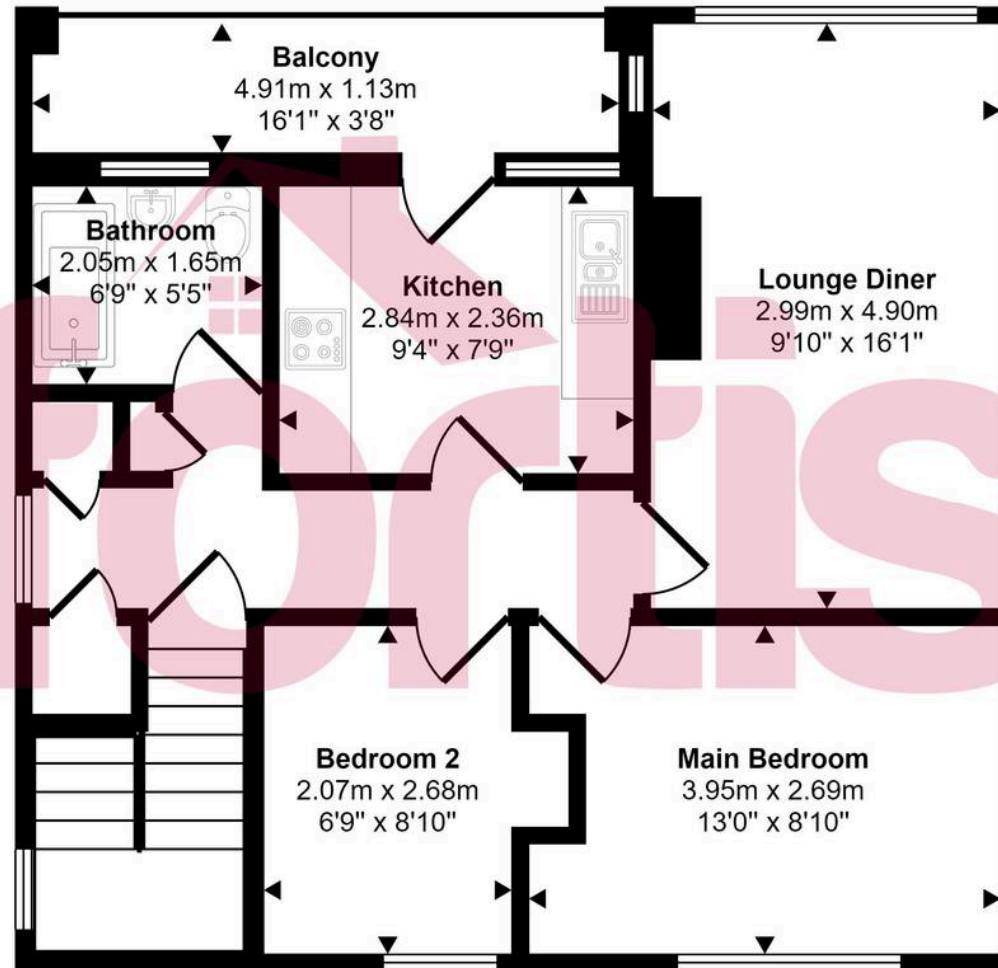
A good size second bedroom with double glazed front aspect window, ceiling light point, radiator.

Bathroom

A luxuriously appointed bathroom, brand new with a modern three piece white suite comprising panel enclosed bath with mixer tap, shower over with rain water head and body wash attachment, glass shower screen, large porcelain tiled surround, pedestal wash basin with mixer tap, low level WC with push button dual flush, tiled floor, double glazed obscured window, extractor fan, ceiling spot lights.



Approx Gross Internal Area
56 sq m / 606 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.