

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



NINIAN ROAD  
ROATH PARK



## 98 Ninian Rd, Roath Park, CRF

Main Building: Total Interior Area 2634.74 sq ft



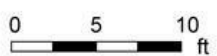
Ground Floor



1st Floor



2nd Floor



A rare opportunity to live on Ninian rd, in a double fronted period home. Fantastic features throughout, and stunning views over Roath Pleasure gardens. A real beauty of a property !

Comments by - Mr Ramzy Bancroft



## NINIAN ROAD

ROATH PARK, CF23 5EQ - ASKING PRICE £885,000



6 Bedroom(s)



2 Bathroom(s)



2615.00 sq ft

We are pleased to offer for sale this beautiful period property on NINIAN ROAD. This charming family home has a host of original features throughout the house, and offers fantastic space both inside & out. The double fronted layout offers lots of flexibility for families, and potential. The accommodation briefly comprises of a stunning central entrance hall, lounge, dining room, family room, Breakfast room, kitchen, pantry/ utility area, and WC to ground floor. Bright landing leading to 4 double bedrooms, bathroom and shower room. There is a further 2 Great size double bedrooms on the 2nd floor. Outside there is an enclosed and South West facing Garden with patio, raised lawn, shed and rear lane access.

This property is within great school catchment such as Roath Park primary & Cardiff High school, as well as a short walk to Roath Park Lake, Cardiff Centre & the University hospital of Wales. The property has a slightly elevated position from the road, and has stunning views over Roath Pleasure Gardens.

### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
02920 499680  
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Branch manager





- Hall
- Lounge
- Dining room
- Family Room
- Sun room
- Breakfast room
- Pantry / Laundry
- Kitchen
- WC
- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Shower room
- 2nd Floor
- Bedroom 5
- Bedroom 6
- Garden
- Tenure  
Freehold, but this is to be confirm by your solicitor
- School Catchment  
Roath Park primary  
Cardiff high School
- Ysgol Y Berllan Deg  
Ysgol Gyfun Gymraeg Bro Edern
- \* this is subject to change and availability
- Council Tax  
Band - H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





