

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



NEWPORT ROAD
ROATH

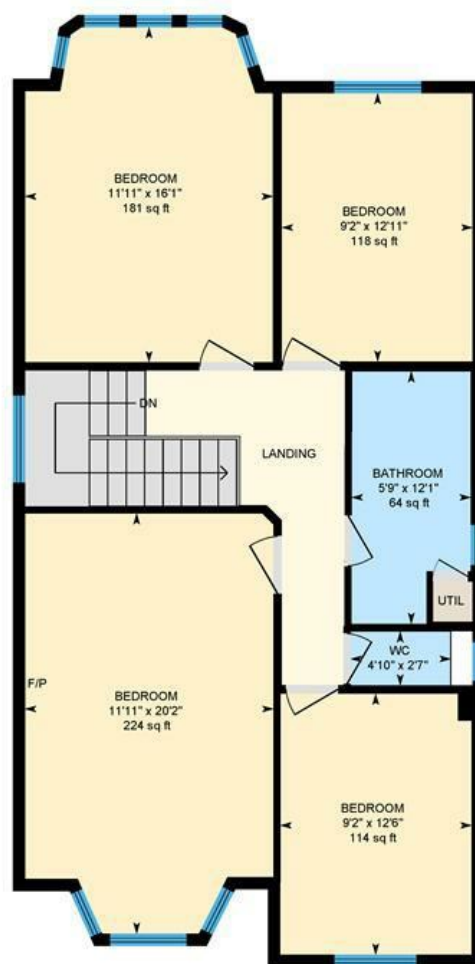


Newport Rd, Roath, CRF

Main Building: Total Interior Area 1821.83 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



A beautifully presented, spacious and bright property. Full of space and gorgeous features... the dream family home !

Comments by - Mrs Amanda Trinder



NEWPORT ROAD

ROATH, CF24 1RG - OFFERS OVER £500,000



4 Bedroom(s)



1 Bathroom(s)



1926.00 sq ft

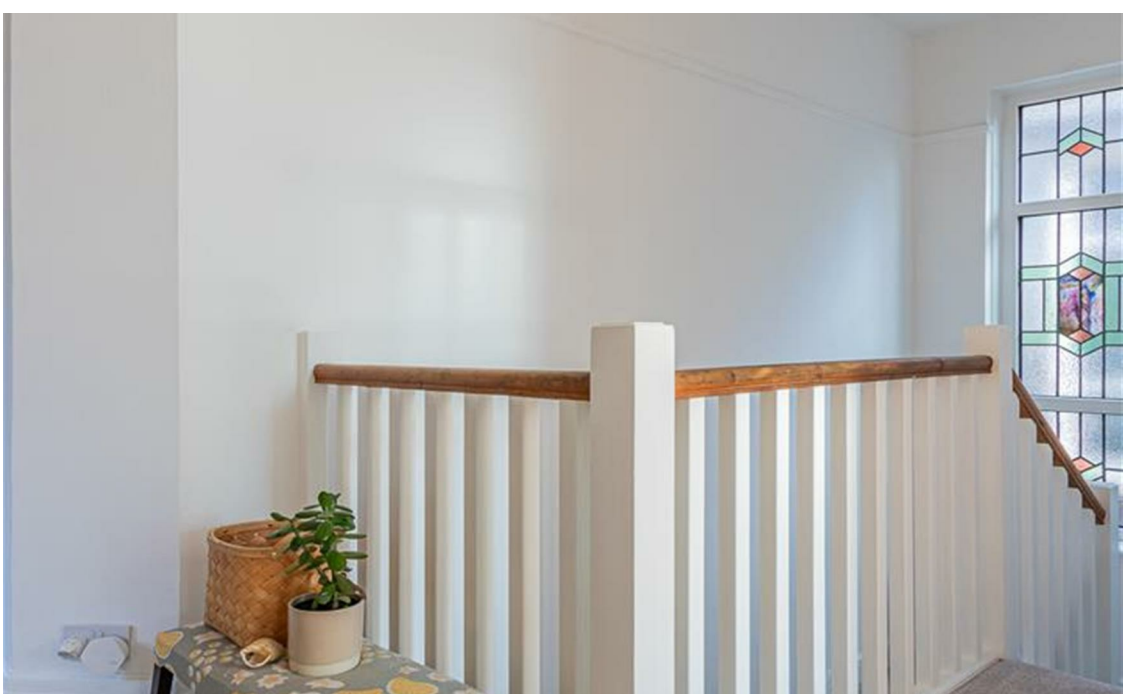
*** Offers Over £500,000 *** Jeffrey Ross are pleased to bring to the market this exceptional period family home situated in the heart of Cardiff. The property comprises of entrance hall, lounge/dining room, sitting room, kitchen breakfast room, ground floor W.C, and utility space, to the first floor there are four double bedrooms a family bathroom and separate W.C The current owners have converted the back of the garage to a home office. Outside there is a well-maintained rear garden, off-road parking and a garage. The property has been recently renovated to a high standard throughout and can be sold chain free.

Situated just a short walk to Cardiff city centre, local parks, shops, schools, and amenities.

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Front & driveway

Hall
4.34m x 3.15m (14'3" x 10'4")

WC
2.01m x 1.96m (6'7" x 6'5")

Lounge / Dining Room
6.55m x 8.81m (21'6" x 28'11")

Kitchen / Breakfast Room
5.59m x 5.28m (18'4" x 17'4")

Sitting room
3.61m x 3.02m (11'10" x 9'11")

Laundry

Landing

Bedroom One
3.35m x 3.35m x 6.10m x 0.61m (11'11" x 20'2")

Bedroom Two
3.35m x 3.35m x 4.88m x 0.30m (11'11" x 16'1")

Bathroom
1.52m x 2.74m x 3.66m x 0.30m (5'9" x 12'1")

Separate WC
1.22m x 3.05m x 0.61m x 2.13m (4'10" x 2'7")

Bedroom
2.74m x 0.61m x 3.66m x 3.35m (9'2" x 12'11")

Bedroom Four
2.74m x 0.61m x 3.66m x 1.83m (9'2" x 12'6")

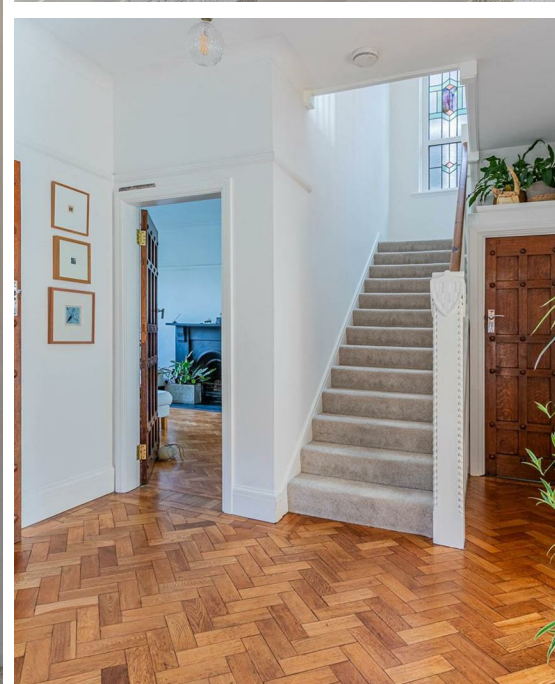
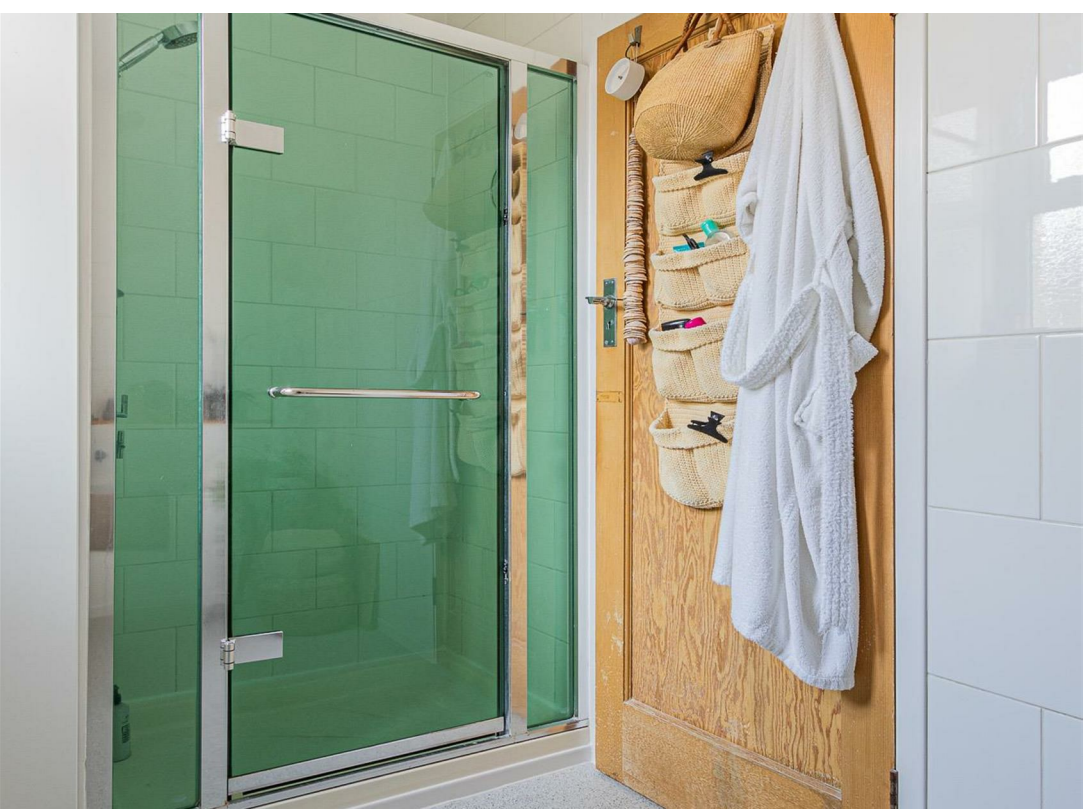
Garden

Tenure
Freehold, but this is to be confirmed by your solicitor

Council tax
Band - F

School Catchment
Marlborough Primary School (year 2022-23)
Marlborough Primary School (year 2022-23)
Ysgol Y Berllan Deg (year 2022-23)
Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

To Be Confirmed by CCC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





