

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROATH COURT ROAD
ROATH

ROATH COURT ROAD

ROATH, CF24 3SD - £450,000

Jeffrey Ross are pleased to bring to the market this charming three double bedroom family home. The property boasts many original features and comprises of entrance hall, open plan lounge / dining room, ground floor W.C, open plan kitchen / breakfast room with French doors onto the rear garden, detached garage. To the first floor there are three double bedrooms, family bathroom and access to loft room with Velux windows.

The property is situated in the sought after area of Roath and within close proximity to local shops, parks and amenities, as well as a short walk to Cardiff City Centre.

*** Chain Free **

See JR VR Tour
https://youriguide.com/41_roath_ct_rd_roath_crf_gb

 3 bedroom(s)  1 bathroom(s)  1246.00 sq ft

ENTRANCE HALL

LOUNGE
 3.71m x 4.09m (12'2" x 13'5")

SITTING ROOM
 3.12m x 3.15m (10'3" x 10'4")

KITCHEN
 3.05m x 2.92m (10' x 9'7")

DINING ROOM
 3.05m x 3.18m (10' x 10'5")

LANDING

BEDROOM ONE
 4.93m x 4.17m (16'2" x 13'8")

BEDROOM TWO
 3.07m x 3.91m (10'1" x 12'10")

BEDROOM THREE
 3.05m x 3.78m (10' x 12'5")

BATHROOM
 2.08m x 2.87m (6'10" x 9'5")

GARDEN

LOFT SPACE

GARAGE

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)
 Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
 Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *

COUNCIL TAX

Band F

TENURE

Freehold - This is to be confirmed by your legal advisor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Roath Ct Rd, Roath, CRF

Main Building: Total Interior Area 1246.28 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.