

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ALBANY ROAD
ROATH

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ROATH, CF24 3NU - £525,000

NEW TO MARKET is this substantial period family home located in Albany road in Roath. This property boasts 3 reception rooms, bathrooms, shower room, laundry room, and four bedrooms, plus an attic. Further offering a good size garden, rear access and large rear garage. Located a short walk from local shops and amenities on Albany & Wellfield road, as well as a choice of parks such as Waterloo Gardens and Roath park. The property is within popular school catchment, and combined with the size and versatility of the layout, this would make a lovely family home.

4 bedroom(s) 2 bathroom(s) 1954.00 sq ft

ENTRANCE HALL

LOUNGE
4.34m x 4.34m (14'3 x 14'3)

REC ROOM
3.73m x 4.70m (12'3 x 15'5)

FAMILY ROOM
3.35m x 5.74m (11' x 18'10)

LAUNDRY ROOM

KITCHEN
3.35m x 3.89m (11' x 12'9)

SHOWER ROOM
1.70m x 2.62m (5'7 x 8'7)

LOBBY

LANDING

BEDROOM ONE
5.74m x 4.22m (18'10 x 13'10)

BEDROOM TWO
3.78m x 3.78m (12'5 x 12'5)

BEDROOM THREE
2.44m x 3.30m (8' x 10'10)

BEDROOM FOUR
2.44m x 2.90m (8' x 9'6)

BATHROOM
3.35m x 1.65m (11' x 5'5)

ATTIC
5.69m x 3.61m (18'8 x 11'10)

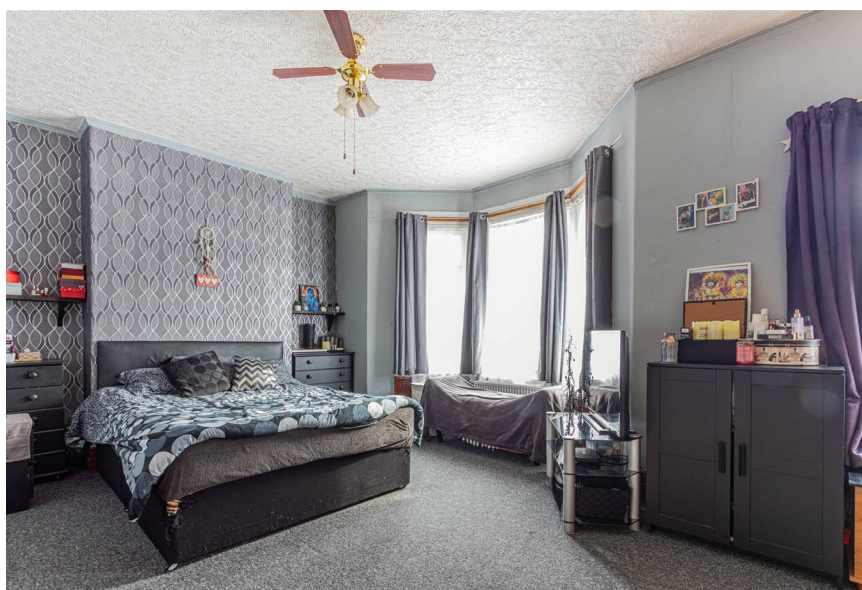
TENURE
Freehold - This is to be confirmed with your legal representative

COUNCIL TAX
Band G

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

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

*THIS IS SUBJECT TO CHANGE AND AVAILABILITY



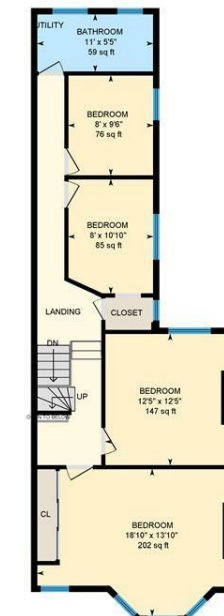
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Albany Rd, Roath, CRF

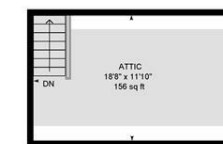
Main Building: Total Interior Area 1954.28 sq ft



Ground Floor
Interior Area 978.13 sq ft



1st Floor
Interior Area 801.39 sq ft



Attic
Interior Area 174.75 sq ft

0 6 12 ft

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.

PREPARED: 2024/03/09

iGUIDE