

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEN - Y - WAIN PLACE  
ROATH PARK



**HALL**

**LOUNGE**

**DINER/ SITTING ROOM**

**KITCHEN DINER**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**BATHROOM**

**WC**

**BEDROOM 4/ LOFT ROOM**

**GARDEN**

Enclosed low maintenance garden with artificial turf,, patio contemporary timber fencing, gate to rear lane

**TENURE**

Freehold, but this is to be confirmed by your solicitor

**SCHOOL CATCHMENT**

Roath Park Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

\* this is subject to availability and changes

**COUNCIL TAX**




Band - F





## PEN -Y-WAIN PLACE

ROATH PARK, CF24 4GA - £450,000

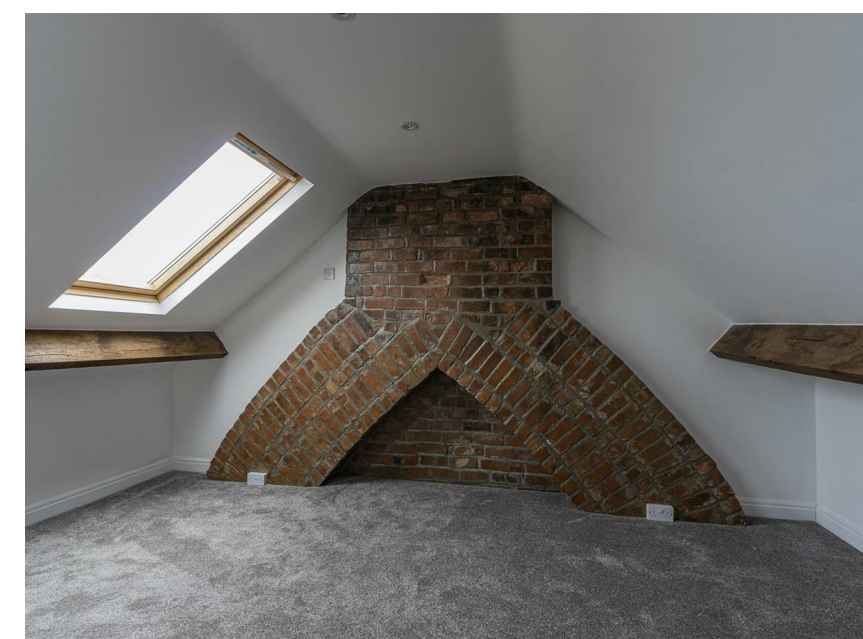
 4 Bedroom(s)  1 Bathroom(s)  1769.00 sq ft

JeffreyRoss are delighted to offer this Lovely Home in the heart of Roath, just a short walk from Roath recreational ground, Roath Lake, Wellfield Road and the City Centre as well as within short distance of UHW and Cardiff University. Located on Pen-Y-Wain Place, this superbly presented, mid-terrace property offers large lounge with feature fireplace and bay-window which leads nicely into an extended, modern-fitted and vert stylish kitchen/diner with space for second lounge area or large dining table. To the rear of the property (and accessed via double doors off the kitchen/diner) is a contemporary low maintenance garden with artificial turf, and timber fencing, as well as access to a rear lane. Upstairs, on the first-floor are three spacious double bedrooms which have been neutrally decorated throughout. A beautiful bathroom suite is also located on the first-floor with separate shower and role top bath, as well as a separate WC is also on the first-floor. The attic has been converted offering a fourth bedroom in the attic space on the second-floor. Offered to market with NO CHAIN.

EPC RATING of C  
COUNCIL TAX BAND of F

### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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02920 499680  
Branch manager

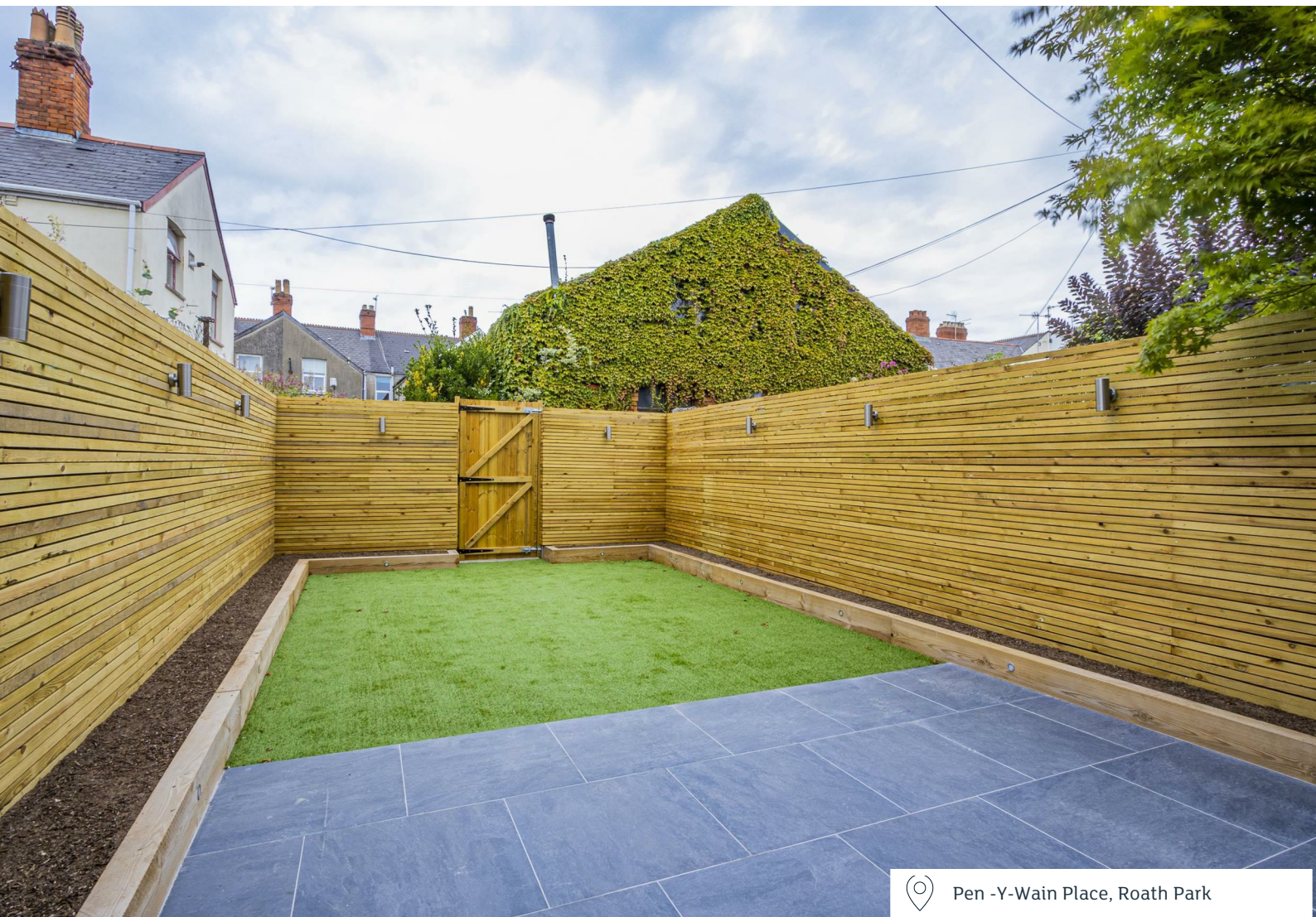




**Pen Y Wain Place, Roath Park**



Total Area: 164.4 m<sup>2</sup> ... 1769 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Pen -Y-Wain Place, Roath Park



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(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	