

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

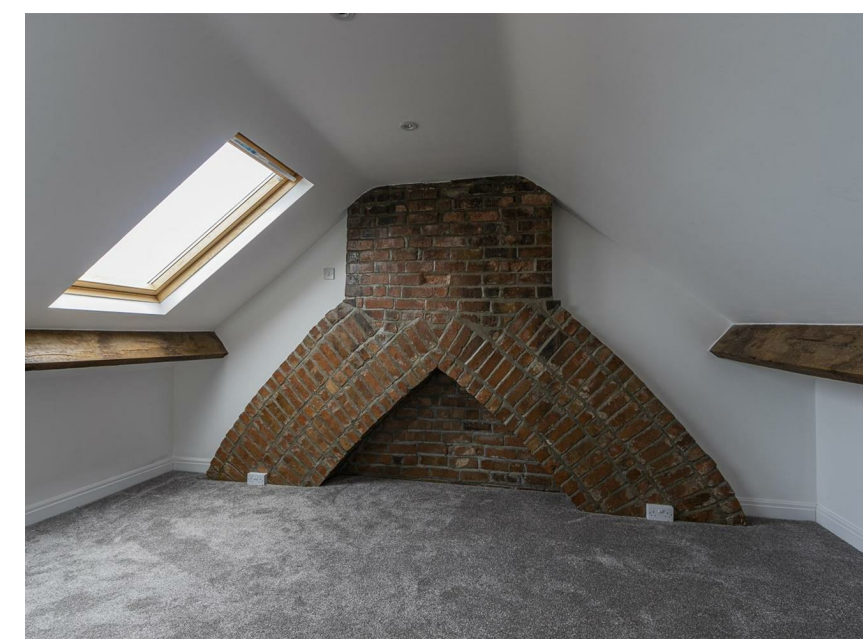
 4 Bedroom(s)  1 Bathroom(s)  1769.00 sq ft

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

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Branch manager





Pen -Y-Wain Place, Roath Park

Pen Y Wain Place, Roath Park



Total Area: 164.4 m² ... 1769 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	