

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEN-Y-WAIN PLACE
ROATH



HALL

LOUNGE & FAMILY ROOM
6.88m x 8.41m (22'7" x 27'7")

DINING ROOM
3.28m x 5.00m (10'9" x 16'5")

KITCHEN
3.20m x 4.78m (10'6" x 15'8")

LANDING

FRONT BEDROOM
4.98m x 4.37m (16'4" x 14'4")

MIDDLE BEDROOM
3.20m x 3.76m (10'6" x 12'4")

MIDDLE BEDROOM
2.34m x 2.51m (7'8" x 8'3")

REAR BEDROOM
3.25m x 3.35m (10'8" x 11')

BATHROOM
2.29m x 2.39m (7'6" x 7'10")

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band - F

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





PEN-Y-WAIN PLACE

ROATH, CF24 4GA - £350,000

 4 Bedroom(s)  1 Bathroom(s)  1473.00 sq ft

*** GREAT OPPERTUNITY FOR A PROJECT ***
NEW TO MARKET for sale is this period property in need of updating but offers lots of potential. Located on Pen Y Wain Place, you are just off Ninian rd/ Roath recreational park, and a short walk from local shops on Albany rd and Wellfield rd, as well as very close proximity to Roath Park Primary school, making this a potentially an a great family home. The property offers an entrance, through lounge family room, reception/ dining room, kitchen, four bedrooms and bathroom. There is also an enclosed rear garden. In need of refurbishment throughout, and offered to no chain.



PROPERTY SPECIALIST
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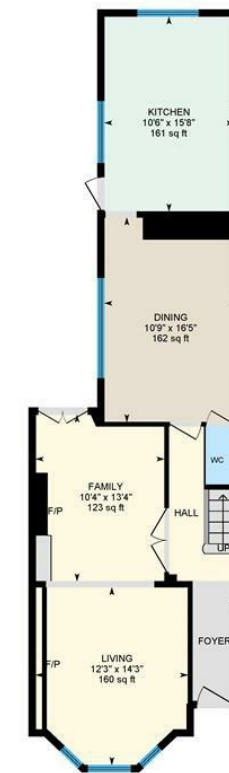




Pen-Y-Wain Place, Roath, Cardiff

Pen-Y-Wain Place, Roath, CRF

Main Building: Total Interior Area 1473.32 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.



Energy Efficiency Rating

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