

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PARTRIDGE ROAD
ROATH



HALL

LOUNGE
3.63m x 4.45m (11'11 x 14'7)

FAMILY ROOM
3.91m x 3.05m (12'10 x 10)

DINING ROOM
3.94m x 4.01m (12'11 x 13'2)

KITCHEN
3.33m x 2.72m (10'11 x 8'11)

WC

PANTRY

LANDING

BEDROOM 1
3.63m x 3.66m (11'11 x 12)

BEDROOM 2
3.91m x 3.63m (12'10 x 11'11)

BEDROOM 3
3.33m x 3.63m (10'11 x 11'11)

BATHROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your legal advisor

COUNCIL TAX

Band E

SCHOOL CATCHMENT

Albany Primary School (year 2024-25)
Cathays High School (year 2024-25)




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





PARTRIDGE ROAD

ROATH, CF24 3QY - £425,000

 3 Bedroom(s)  1 Bathroom(s)  1380.00 sq ft

OFFERS IN EXCESS OF £425,000

Beautifully presented and completely refurbished semi-detached family home within walking distance of the City Centre and a short drive to Cardiff Bay. Spacious entrance hall, bay fronted lounge with wood burner, spacious dining room with gas fire and a good sized sitting room with a solid fuel fire. Modern fitted magnet kitchen with range cooker and Franke ceramic sink and mixer tap. The downstairs also comprises of a cloakroom.

To the first floor, there is a spacious landing area with storage cupboards, three double bedrooms and a modern fitting family bathroom with a rain water shower. Gas central heating and rewire both installed 2015 Low maintenance rear garden comprising of paved slate patio and area of lawn as well as a garage. No chain



PROPERTY SPECIALIST

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Partridge Road, Roath, Cardiff

Partridge Rd, Roath, CRF

Main Building: Total Interior Area 1380.88 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

