

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEN-Y-WAIN ROAD  
ROATH



**ENTRANCE HALL**

**LOUNGE**  
3.71m x 4.34m (12'2 x 14'3)

**SITTING ROOM / PLAY ROOM**  
3.15m x 3.84m (10'4 x 12'7)

**OPEN PLAN KITCHEN / DINER**  
5.99m x 8.08m (19'8 x 26'6)

**LANDING**

**BEDROOM ONE**  
4.95m x 4.34m (16'3 x 14'3)

**BEDROOM TWO**  
3.12m x 3.61m (10'3 x 11'10)

**BEDROOM THREE**  
3.38m x 3.20m (11'1 x 10'6)

**BEDROOM FOUR**  
2.39m x 2.49m (7'10 x 8'2)

**BATHROOM**  
2.39m x 2.51m (7'10 x 8'3)

**GARDEN**

**TENURE**

Freehold - This is to be confirmed with your legal representative

**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)




\*To be confirmed by your legal advisor\*





## PEN-Y-WAIN ROAD

ROATH, CF24 4GD - £430,000

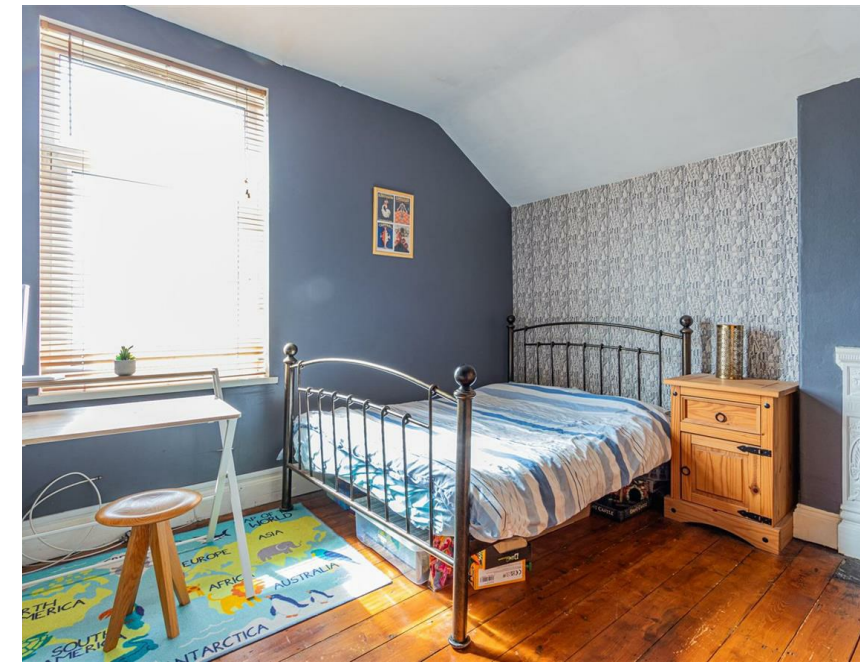
 4 Bedroom(s)  1 Bathroom(s)  1484.00 sq ft

\*\*\* Priced to sell \*\*\* Jeffrey ross is delighted to bring to the market this spacious four-bedroom, period family home. The property briefly comprises of beautiful entrance hall with many original features including tiled floor and original detailed cornice, lounge / sitting room with original features and working fireplace as well as a bay window overlooking a box hedge, sitting / playroom with working period fireplace, original cornice and picture rail and open plan kitchen / diner with original tiled floor and space for a large dining table. To the first floor there are four bedrooms and beautiful first floor bathroom with roll top bath and separate shower. Outside there is an enclosed rear garden with rear lane access and four courted front.

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

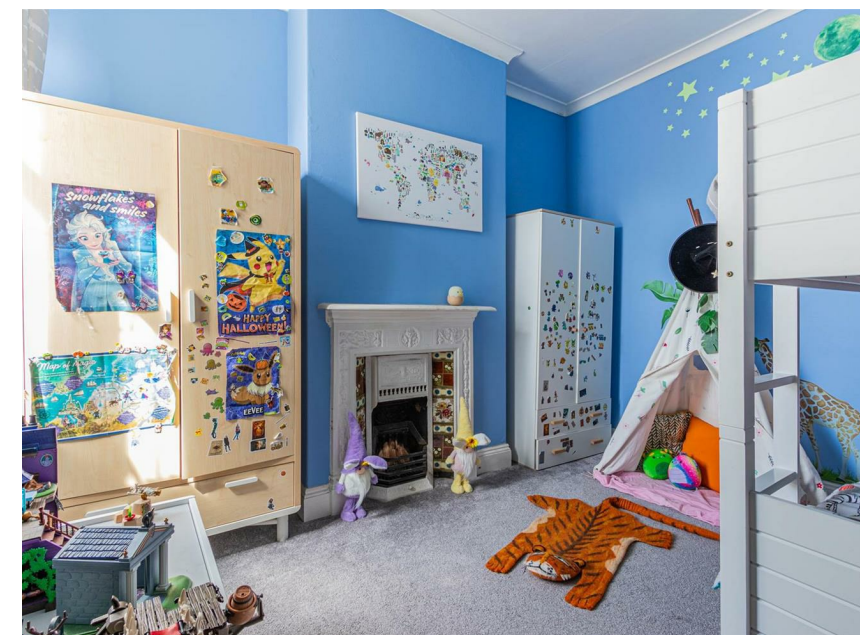
\*\* Cardiff High Catchment \*\*

See JR VR Tour - [https://youriguide.com/21\\_pen\\_y\\_wain\\_rd\\_pen\\_y\\_lan\\_](https://youriguide.com/21_pen_y_wain_rd_pen_y_lan_)



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyross.co.uk  
Senior valuer





### Pen-Y-Wain Rd, Pen Y Lan, CRF

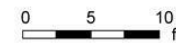
Main Building: Total Interior Area 1399.20 sq ft



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.



Pen-Y-Wain Road, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	