

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WOODLAND PLACE
ROATH



HALL

LOUNGE

DINING / SITTING ROOM

BASEMENT / STORAGE

UTILITY / LAUNDRY

WC

KITCHEN DINER

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

BEDROOM 3

ENSUITE

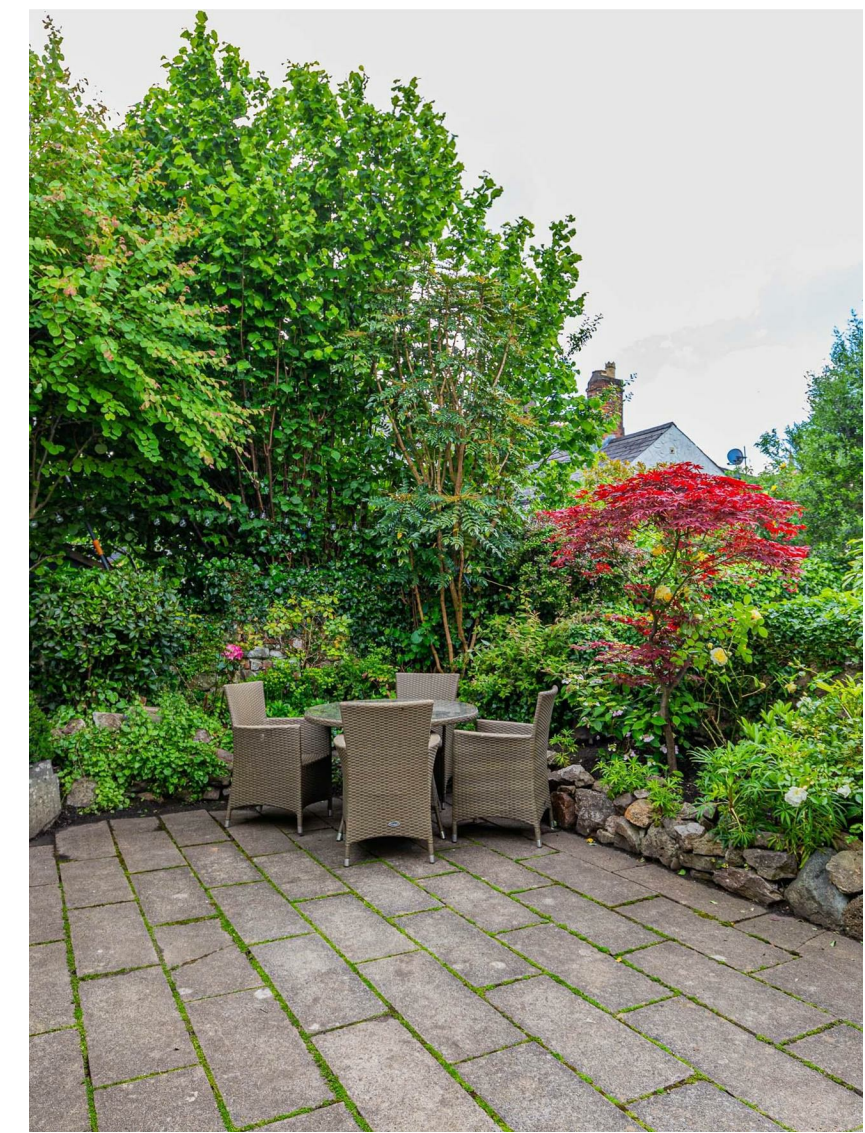
GARDEN

TENURE

We have been informed the property is freehold, but this is to be confirmed by your solicitor

COUNCIL TAX




Band -- F





WOODLAND PLACE

ROATH, CF24 3FL - £485,000

 3 Bedroom(s)  2 Bathroom(s)  1323.00 sq ft

Situated in this beautiful & exclusive cul de Sac, is this lovely three bed family home. The property offers a bright and neutral interior with some original features. The accommodation briefly comprises of - Hall, through lounge diner, ground floor WC, utility cupboard, kitchen diner with doors onto the garden, landing, bathroom, and three great size bedrooms, one of which benefiting from a shower room ensuite. There is also a generous loft space and basement area for additional storage and potential to expand. There is also an enclosed rear garden, ideal for young children and offers a sunny aspect. There is 1 parking space to front, and possibilities for another space directly outside the property.

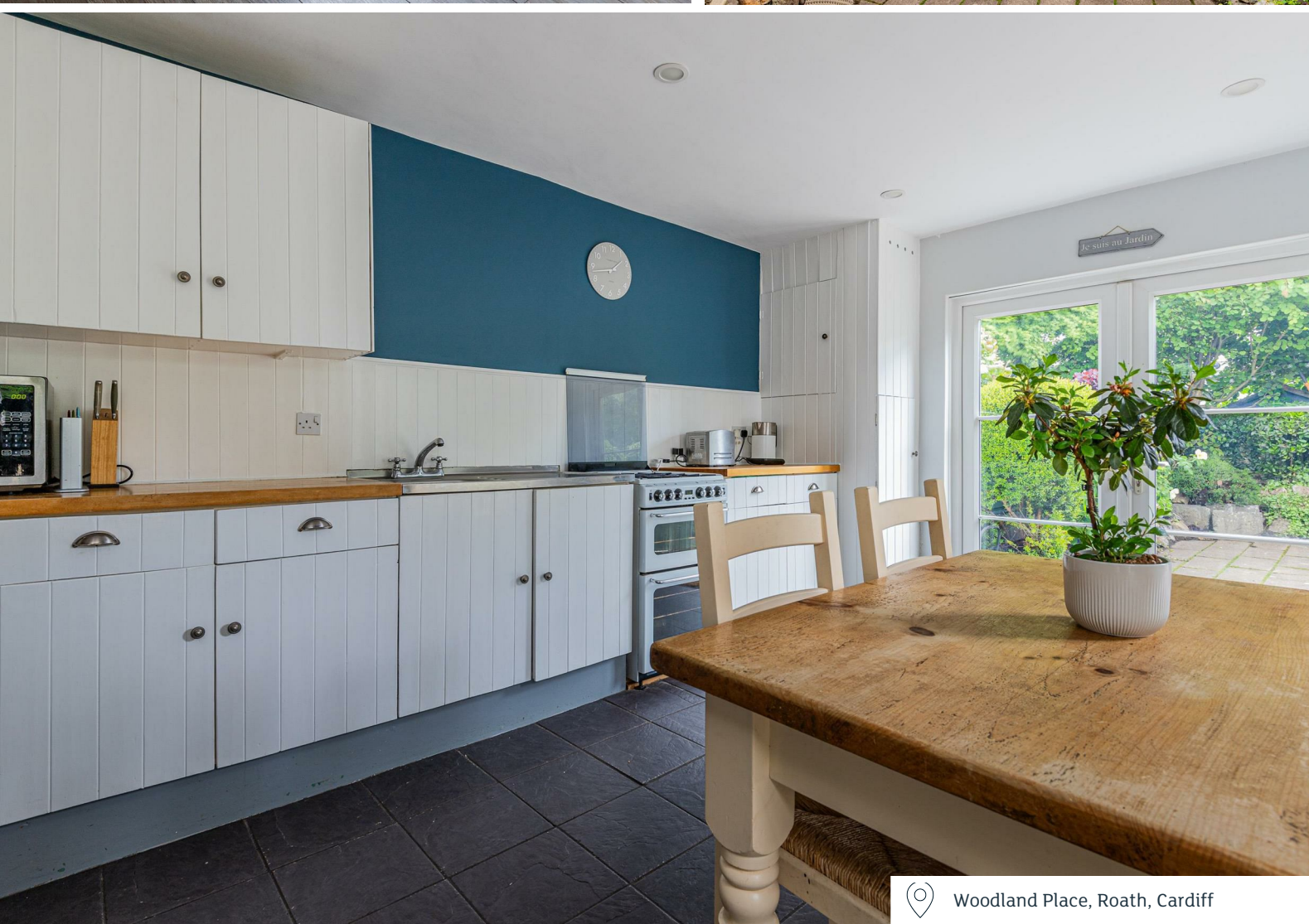
Located in Woodland Place, you are conveniently located just outside Cardiff city centre, and just minutes from Newport road, allowing easy access in and out of Cardiff & the M4.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





Woodland Place, Roath, Cardiff

Woodland PI, Roath, CRF

Main Building: Total Interior Area 1323.84 sq ft



Ground Floor

1st Floor

Basement



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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	