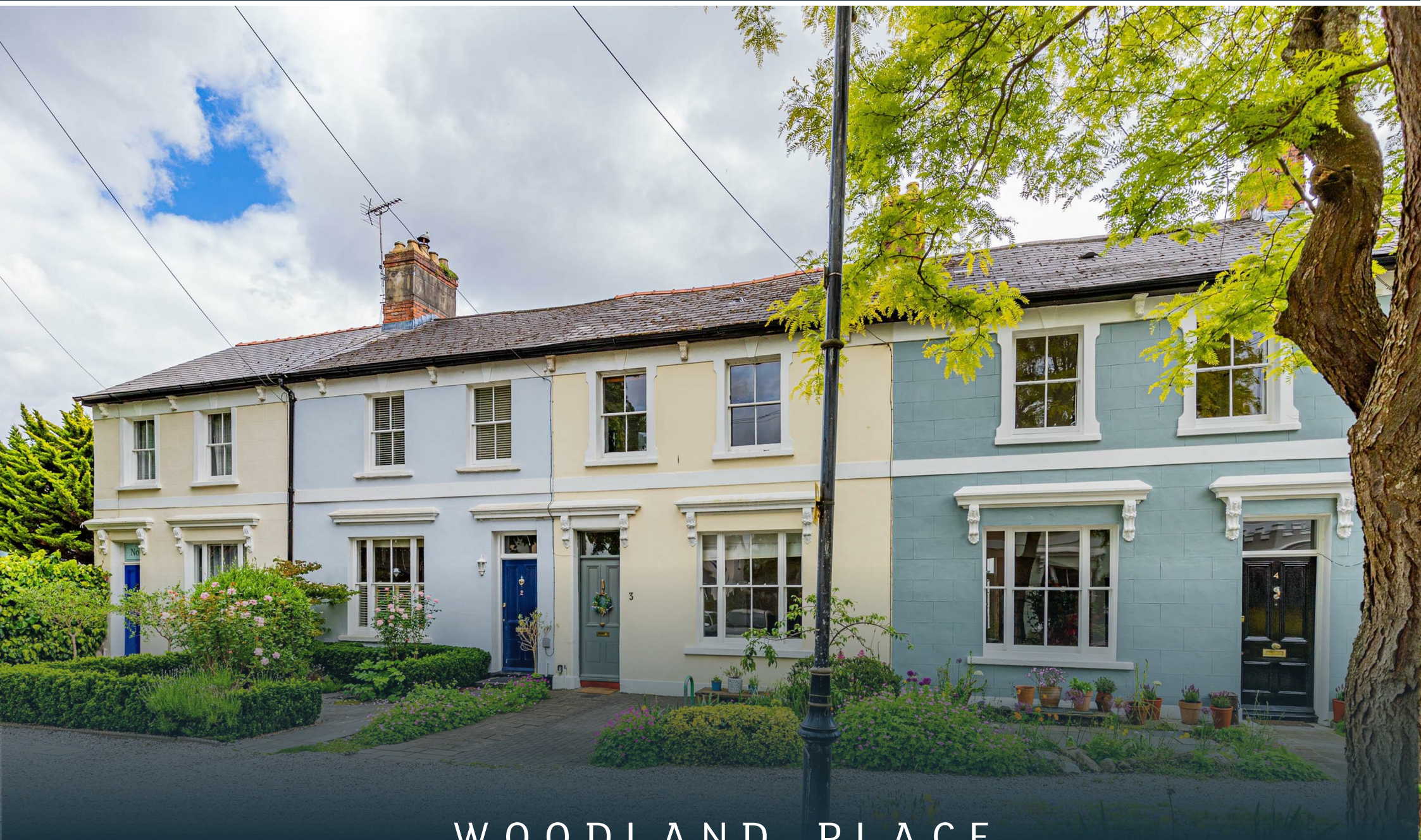


Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



WOODLAND PLACE
ROATH



Woodland Pl, 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.



A rare opportunity to buy a stunning house in one of the most exclusive streets in Cardiff.

Comments by - Mr Ramzy Bancroft



WOODLAND PLACE

ROATH, CF24 3FL - ASKING PRICE - £470,000

 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 minuets from Newport road, allowing easy access in and out of Cardiff & the M4.

PROPERTY SPECIALIST

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





- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



