

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ALBANY ROAD
ROATH



ENTRANCE HALL

LOUNGE
4.65m x 4.34m (15'3 x 14'3)

SITTING / DINING ROOM
4.01m x 4.60m (13'2 x 15'1)

KITCHEN / BREAKFAST ROOM
7.44m x 2.74m (24'5 x 9')

GROUND FLOOR W.C

LANDING

BEDROOM ONE
4.65m x 4.32m (15'3 x 14'2)

EN-SUITE
1.80m x 1.68m (5'11 x 5'6)

BEDROOM TWO
4.01m x 3.48m (13'2 x 11'5)

BEDROOM THREE
2.77m x 3.40m (9'1 x 11'2)

BEDROOM FOUR
2.13m x 2.97m (7' x 9'9)

FAMILY BATHROOM
3.33m x 1.60m (10'11 x 5'3)

GARDEN

GARAGE

TENURE

Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX

Band G




SCHOOL CATCHMENT





ALBANY ROAD

ROATH, CF24 3NY - £400,000

 4 Bedroom(s)  2 Bathroom(s)  1465.00 sq ft

** Offers over £400,000 ** Jeffrey Ross are pleased to bring to the market this beautifully presented four bedroom home close to the City Centre. The property comprises of entrance hall, lounge, dining / sitting room with french doors onto the rear garden, kitchen / Breakfast room, and W.C to the ground floor and to the first floor there are four bedrooms, one with en-suite and family bathroom. Outside there is a beautifully maintained rear garden with lane access as well as a garage.

Situated on Albany rd with close proximity to local parks, shops, amenities and Cardiff City centre.

See below JR VR Tour

https://youriguide.com/311_albany_rd_roath_crf_gb



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer

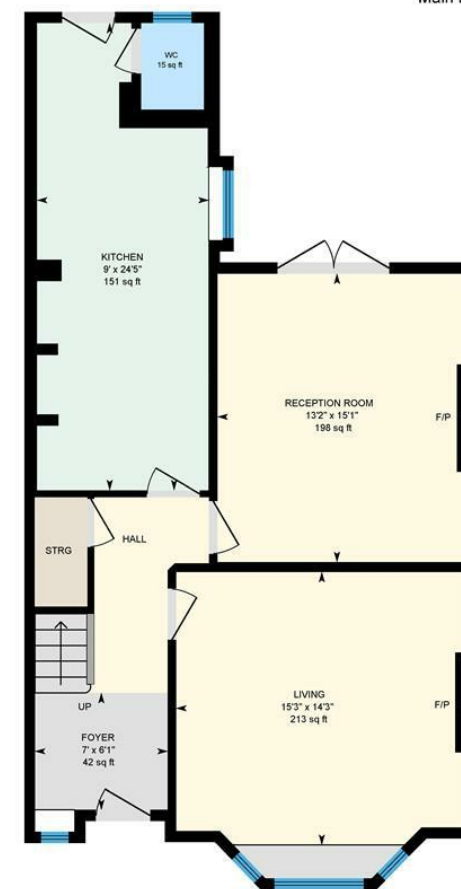




Albany Road, Roath, Cardiff

Albany Rd, Roath, CRF

Main Building: Total Interior Area 1465.95 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		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	