

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

DIANA STREET
ROATH





HALL

LOUNGE
3.07m x 3.63m (10'1" x 11'11")

SITTING ROOM
3.48m x 4.32m (11'5" x 14'2")

KITCHEN DINER
2.95m x 4.67m (9'8" x 15'4")

UTILITY ROOM
3.05m x 1.91m (10' x 6'3")

WC
1.14m x 0.94m (3'9" x 3'1")

LANDING

FRONT BEDROOM
4.70m x 3.40m (15'5" x 11'2")

MIDDLE BEDROOM
3.10m x 3.63m (10'2" x 11'11")

REAR BEDROOM
3.02m x 2.69m (9'11" x 8'10")

BATHROOM
2.18m x 1.73m (7'2" x 5'8")

GARDEN

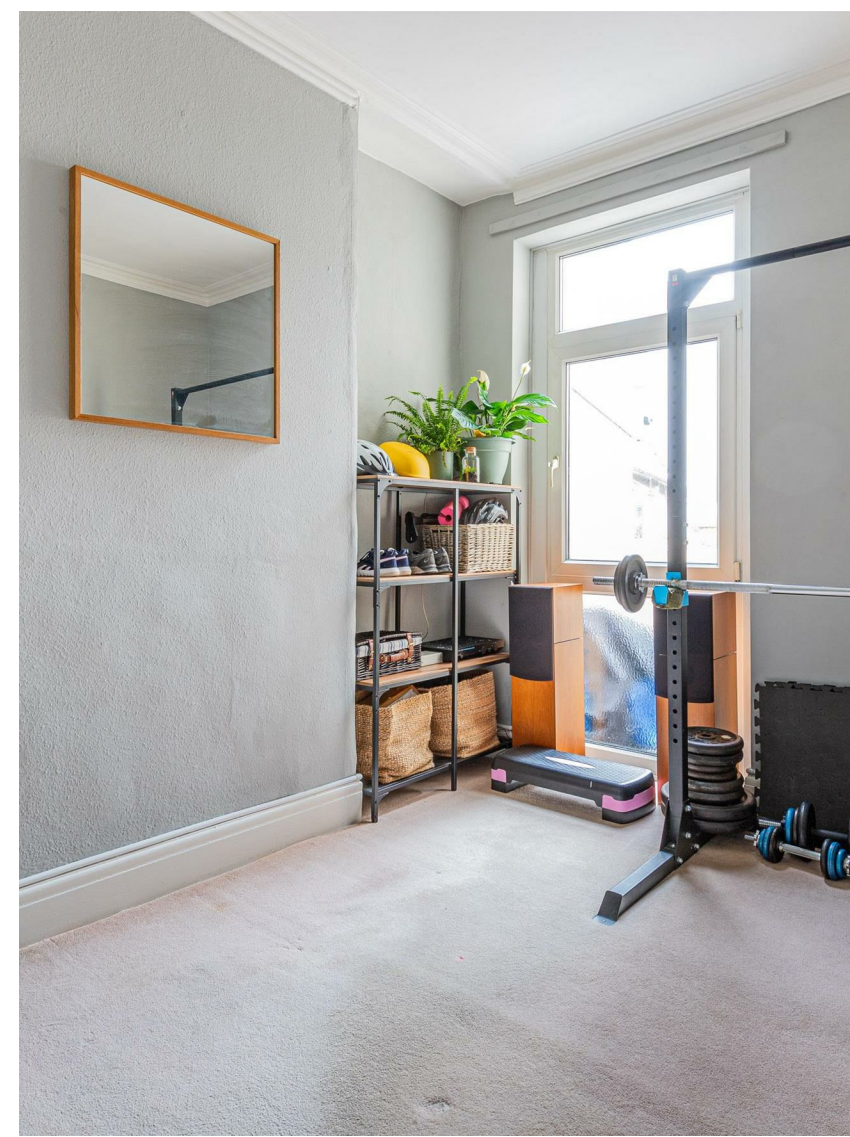
TENURE
Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX
Band D

SCHOOL CATCHMENT
Roath Park Primary School (year 2024-25)
Cardiff High School (year 2024-25)

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




* subject to availability *





DIANA STREET

ROATH, CF24 4TW - £320,000

 3 Bedroom(s)  1 Bathroom(s)  1367.00 sq ft

Located in the heart of Roath on Diana Street is this beautifully presented and renovated period home for sale. The property offers a tasteful interior with a blend of original features, and modern touches. The ground floor boasts a bright entrance hall, front lounge, sitting room, modern kitchen diner, utility room and ground floor WC. Upstairs there are three double bedrooms and stunning bathroom. Outside there is an enclosed, low maintenance garden, ideal for entertaining, further benefiting from a sunny aspect. Throughout the property has been sympathetically renovated to mix and compliments the original charm and features of the house. Located within a short walk to both Albany & Wellfield Rd shops, aswell as Roath Park and Cardiff city centre. You are also well positioned for local schools such as Roath Park Primary, making this a great family home.



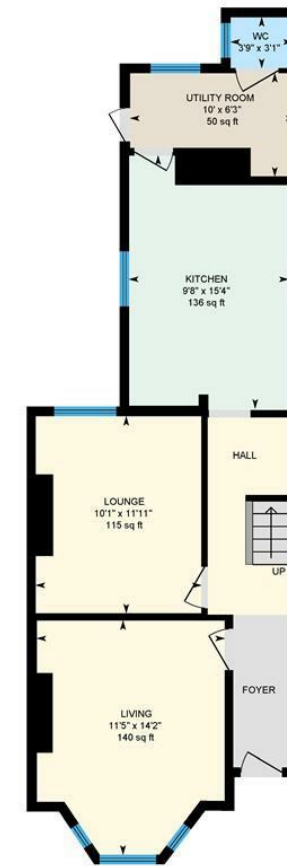
PROPERTY SPECIALIST
Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





Diana St, Roath, CRF

Main Building: Total Interior Area 1096.20 sq ft



Ground Floor



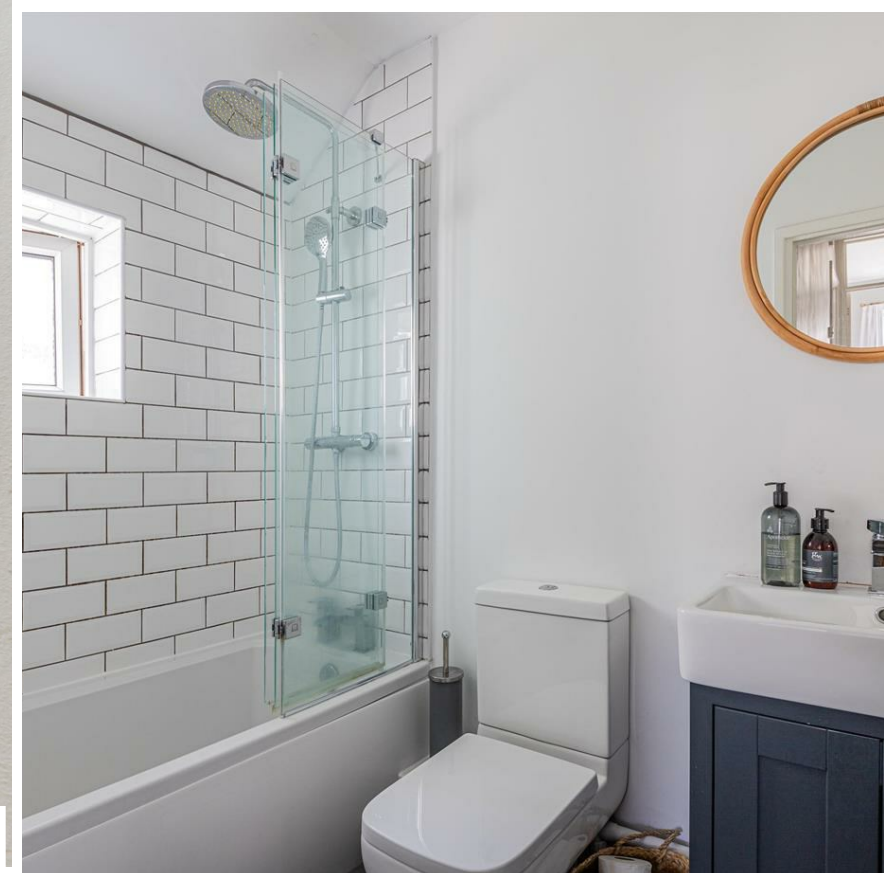
1st Floor



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.



Diana Street, Roath



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	