

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PARTRIDGE ROAD
ROATH



ENTRANCE HALL

LOUNGE
5.13m x 4.27m (16'10 x 14)

SITTING ROOM
3.94m x 3.53m (12'11 x 11'7)

KITCHEN
3.40m x 3.40m (11'2 x 11'2)

BREAKFAST ROOM
3.15m x 4.42m (10'4 x 14'6)

W.C

LANDING

BEDROOM ONE
4.22m x 3.48m (13'10 x 11'5)

BEDROOM TWO
3.99m x 3.53m (13'1 x 11'7)

BEDROOM THREE
3.18m x 4.27m (10'5 x 14')

BATHROOM
2.69m x 2.31m (8'10 x 7'7)

GARDEN

TENURE

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

COUNCIL TAX

Band E

SCHOOL CATCHMENT

Albany Primary School (year 2024-25)

Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)




Ysgol Gyfun Gymraeg Bro Edem (year 2024-25)





PARTRIDGE ROAD

ROATH, CF24 3QY - £430,000

 3 Bedroom(s)  1 Bathroom(s)  1391.00 sq ft

*** Offers Over £430,000 *** Jeffrey Ross are pleased to bring to the market this beautifully presented three double bedroom semi detached family home. The property comprises of entrance hall, lounge, sitting room, good sized open plan kitchen / breakfast room and W/C to the ground floor. To the first floor there are three double bedrooms and a first floor bathroom. Outside there is a well maintained rear garden with raised deck and pagoda. Situated within a short walk to local parks, shops and amenities as well as Cardiff City Centre.

See below JR VR Tour :

https://youriguide.com/66_partridge_rd_roath_crf_gb



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer





Partridge Road, Roath, Cardiff

Partridge Rd, Roath, CRF

Main Building: Total Interior Area 1391.73 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		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	