

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLAUDE ROAD
ROATH



HALL

LOUNGE DINER
7.01m x 8.69m (23' x 28'6")

KITCHEN DINER
6.55m x 7.32m 1.22m (21'6" x 24' 4")

SHOWER ROOM
1.68m x 1.60m (5'6" x 5'3")

UTILITY ROOM
2.82m x 2.24m (9'3" x 7'4")

1ST FLOOR LANDING

FRONT BEDROOM
4.95m x 4.60m (16'3" x 15'1")

MIDDLE BEDROOM
3.20m x 3.94m (10'6" x 12'11")

REAR BEDROOM
3.28m x 4.37m (10'9" x 14'4")

FAMILY BATHROOM
2.24m x 3.48m (7'4" x 11'5")

2ND FLOOR LANDING

BATHROOM
2.87m x 3.91m (9'5" x 12'10")

TOP BEDROOM
4.93m x 3.89m (16'2" x 12'9")

GARDEN

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

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

*Subject to Availability *

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




COUNCIL TAX
Band F





CLAUDE ROAD

ROATH, CF24 3QD - £499,950

 4 Bedroom(s)  3 Bathroom(s)  1614.00 sq ft

A beautifully presented period home for sale in the heart of Roath. This impressive and spacious end terrace has been lovingly restored and offers a super interior mixing old and new. Throughout the house has a host of original features and charm ranging from decorative cornicing and ceilings, fireplaces, and stripped floors. The current owners have added some new additions such as the fitted kitchen, window shutters, and boutique bathrooms. The property offers an entrance hall and landing, through lounge diner, stunning kitchen diner with bi-fold doors, shower room and utility room to the ground floor. Upstairs there are Four DOUBLE BEDROOMS, and two bathrooms spread across the first and second floors. Outside there is a patio straight from the kitchen, as well as a decked and lawned area to the rear. You also have side access to the front.

This house is immaculately finished with a bespoke interior and would suit any family looking for a period home in Cardiff.

Located just Off Albany Road & Wellfield Road, you are minutes walk from a choice of high streets, Roath Park and Cardiff city centre.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager



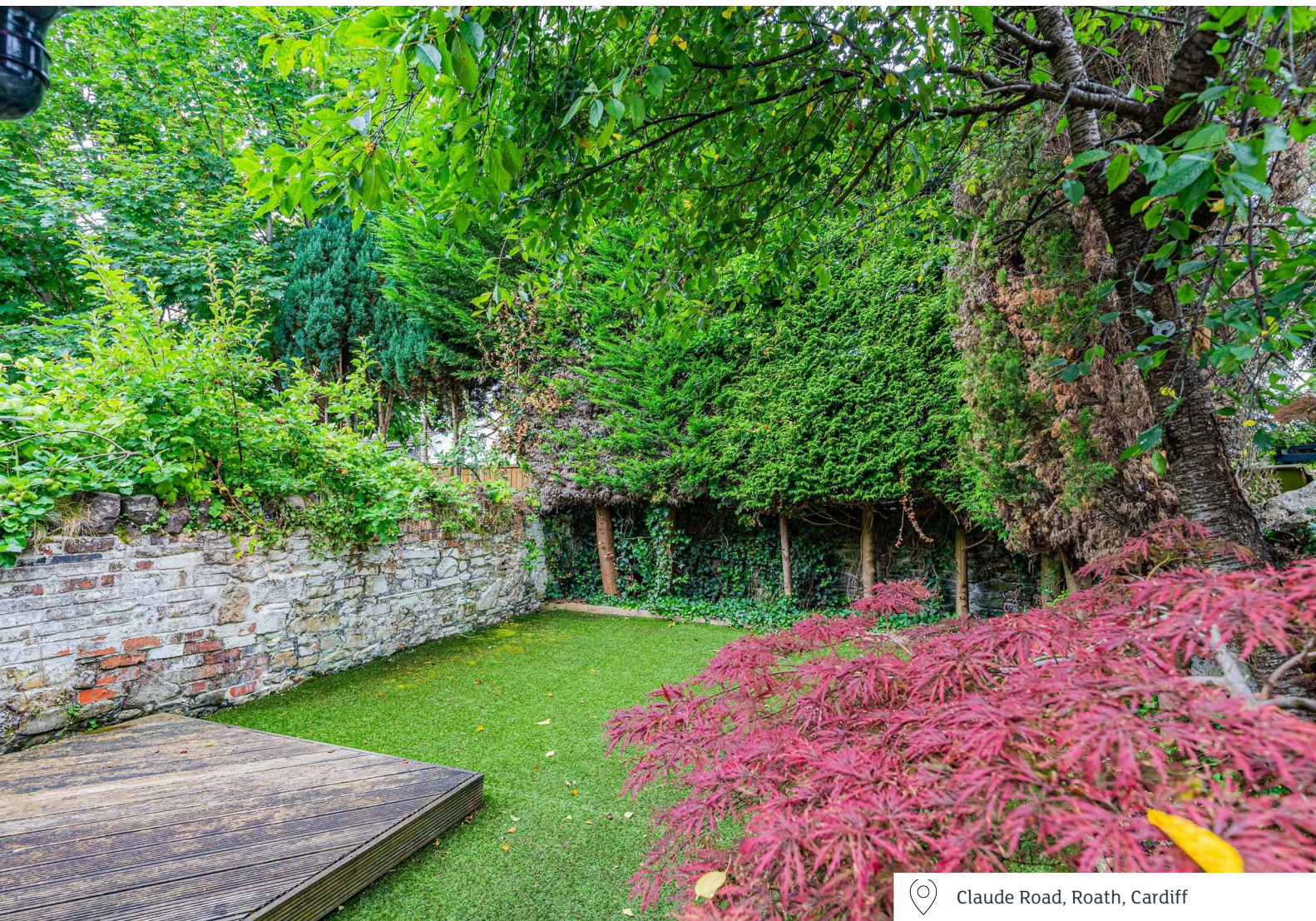


Claude Rd, Roath, CRF

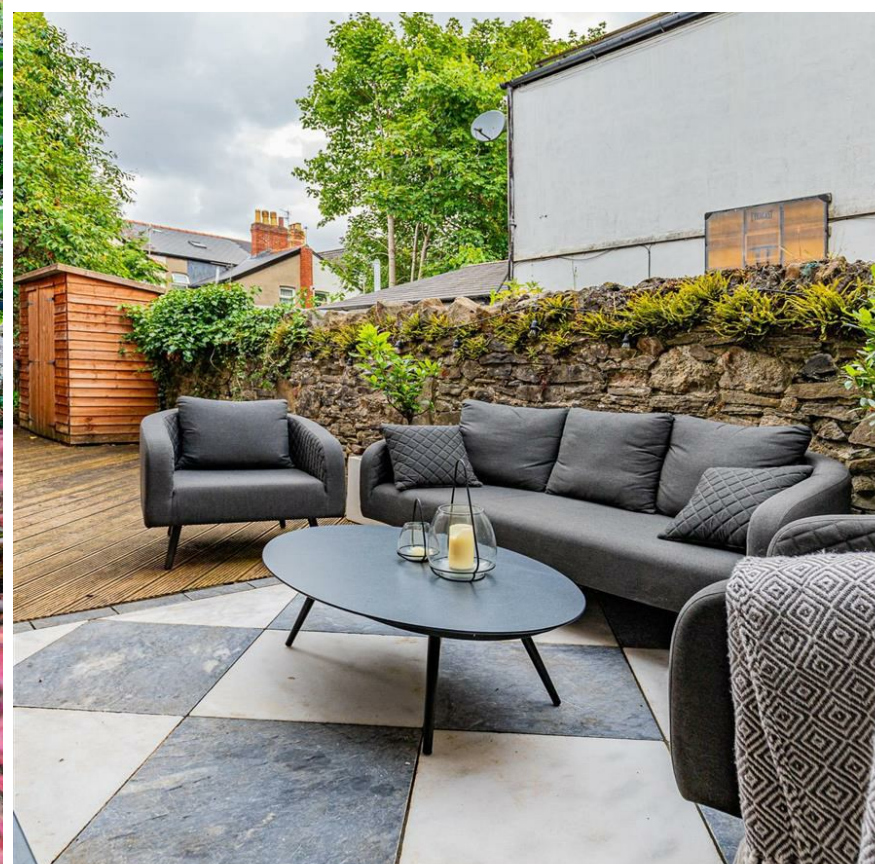
Main Building: Total Interior Area 1790.66 sq ft



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.



📍 Claude Road, Roath, Cardiff



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	