

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



NINIAN ROAD  
ROATH





**FOYER LEADING TO**

**ENTRANCE HALL**

**LIVING ROOM**

4.04m x 4.88m (13'3" x 16')

**DINING ROOM**

3.56m x 4.01m (11'8" x 13'2")

**FAMILY ROOM**

3.71m x 4.62m (12'2" x 15'2")

**KITCHEN**

3.66m x 4.57m (12' x 15')

**BATHROOM**

3.43m x 2.39m (11'3" x 7'10")

**STAIRS LEADING TO**

**LANDING**

**BEDROOM ONE**

5.54m x 4.85m (18'2" x 15'11")

**EN-SUITE**

1.63m x 2.24m (5'4" x 7'4")

**BEDROOM TWO**

3.53m x 3.96m (11'7" x 13')

**BATHROOM**

2.69m x 2.69m (8'10" x 8'10")

**BEDROOM THREE**

3.73m x 4.45m (12'3" x 14'7")

**EN-SUITE**

2.79m x 1.80m (9'2" x 5'11")

**STAIRS LEADING TO**

**SECOND FLOOR LANDING**

**BEDROOM FOUR**

5.26m x 4.04m (17'3" x 13'3")

**EN-SUITE**

**BEDROOM FIVE**

3.61m x 3.99m (11'10" x 13'1")

**GARDEN**

**COUNCIL TAX**

Band H

**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 Edem (year 2024-25)

\* Subject to availability \*

**TENURE**

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







# NINIAN ROAD

ROATH, CF23 5ER - £750,000

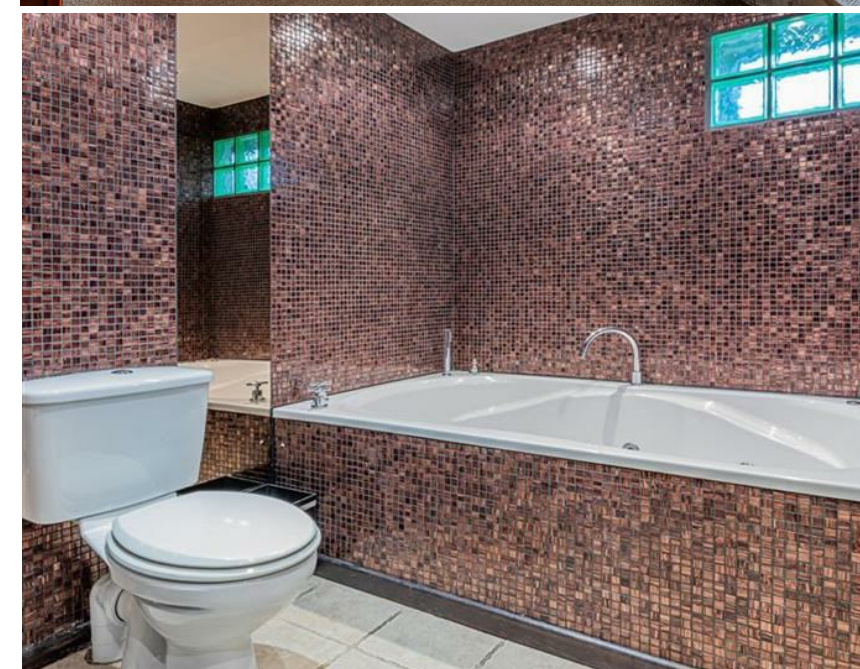
 5 Bedroom(s)  5 Bathroom(s)  2261.00 sq ft

\*\*\* Offers Over £750,000 \*\*\* Jeffrey Ross are pleased to bring to the market this beautifully presented three story, five double bedroom period family home in the heart of Roath. The property briefly comprises of entrance hall, open plan lounge / dining room, kitchen / dining room and modern bathroom on the ground floor, to the first floor there are three double bedrooms, two with modern en-suite bathrooms and a family bathroom. On the second floor there are a further two double bedrooms one with modern en-suite bathroom. Outside there is a low maintenance rear garden with rear lane access.

Situated opposite local parks and a short walk to local shops, schools and amenities as well as a short walk to Cardiff City Centre.

See below JR VR Tour

[https://youriguide.com/103\\_ninian\\_rd\\_roath\\_crf\\_gb](https://youriguide.com/103_ninian_rd_roath_crf_gb)

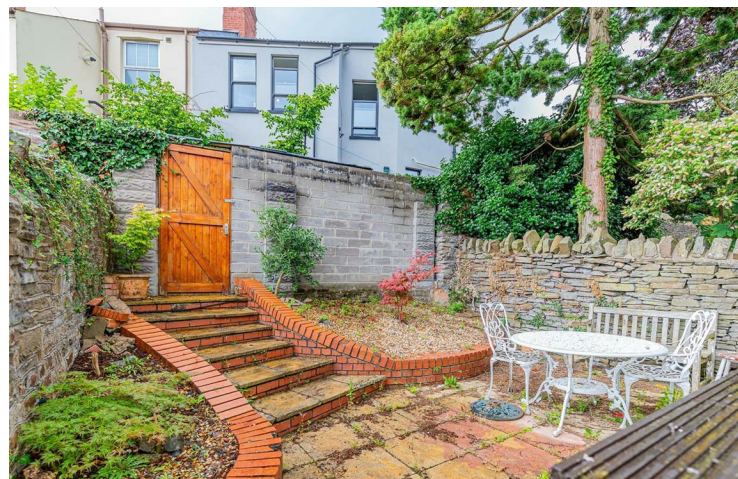


## PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyross.co.uk  
Senior valuer







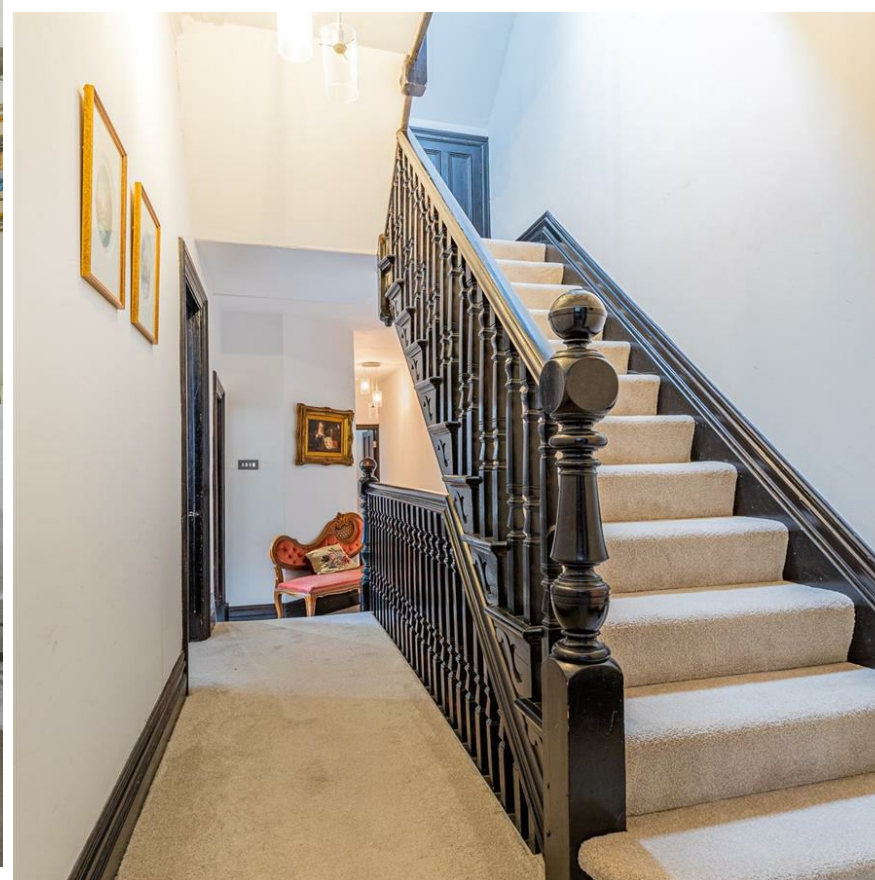
Ninian Road, Cardiff

## Ninian Rd, Roath, CRF

Main Building: Total Interior Area 2261.03 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	