

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MONTGOMERY STREET
ROATH



ENTRANCE HALL

LOUNGE

SITTING ROOM

KITCHEN DINER

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

BEDROOM 3

BEDROOM 4

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band F

SCHOOL CATCHMENT

Roath Park Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)




To be confirmed by your legal advisor





MONTGOMERY STREET

ROATH, CF24 3LZ - £395,000

 4 Bedroom(s)  1 Bathroom(s)  1215.00 sq ft

NEW TO MARKET

A well presented and spacious period home, located in the heart of Roath. This mid terrace offers an entrance hall with original tiled floors, front lounge, sitting room, through kitchen diner with contemporise gloss kitchen and patio doors to the enclosed rear garden. Upstairs there are four bedrooms and family bathroom. The property has been decorated throughout, giving it a neutral finish, mixed with some original features and character. The property is located just off Ninian Road and Albany Road, and just a short walk from Local shops, School and Roath Park, making it a fantastic family home. The property is sold with no onward chain



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Montgomery Street, Roath, Cardiff

Montgomery St, Penylan, CRF

Main Building: Total Interior Area 1237.02 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	