

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BOVERTON STREET
ROATH PARK



ENTRANCE FOYER

HALLWAY

LIVING ROOM

3.76m x 4.42m (12'4" x 14'6")

FAMILY ROOM

3.18m x 4.19m (10'5" x 13'9")

DINING ROOM

3.38m x 5.18m (11'1" x 17')

KITCHEN

2.87m x 3.71m (9'5" x 12'2")

BREAKFAST ROOM

2.67m x 3.07m (8'9" x 10'1")

BEDROOM ONE

5.03m x 4.50m (16'6" x 14'9")

BEDROOM TWO

3.20m x 3.96m (10'6" x 13')

BATHROOM

2.44m x 2.62m (8' x 8'7")

BEDROOM THREE

3.25m x 3.40m (10'8" x 11'2")

BEDROOM FOUR

3.25m x 3.40m (10'8" x 11'2")

COUNCIL TAX

Band G

SCHOOL CATHMENT

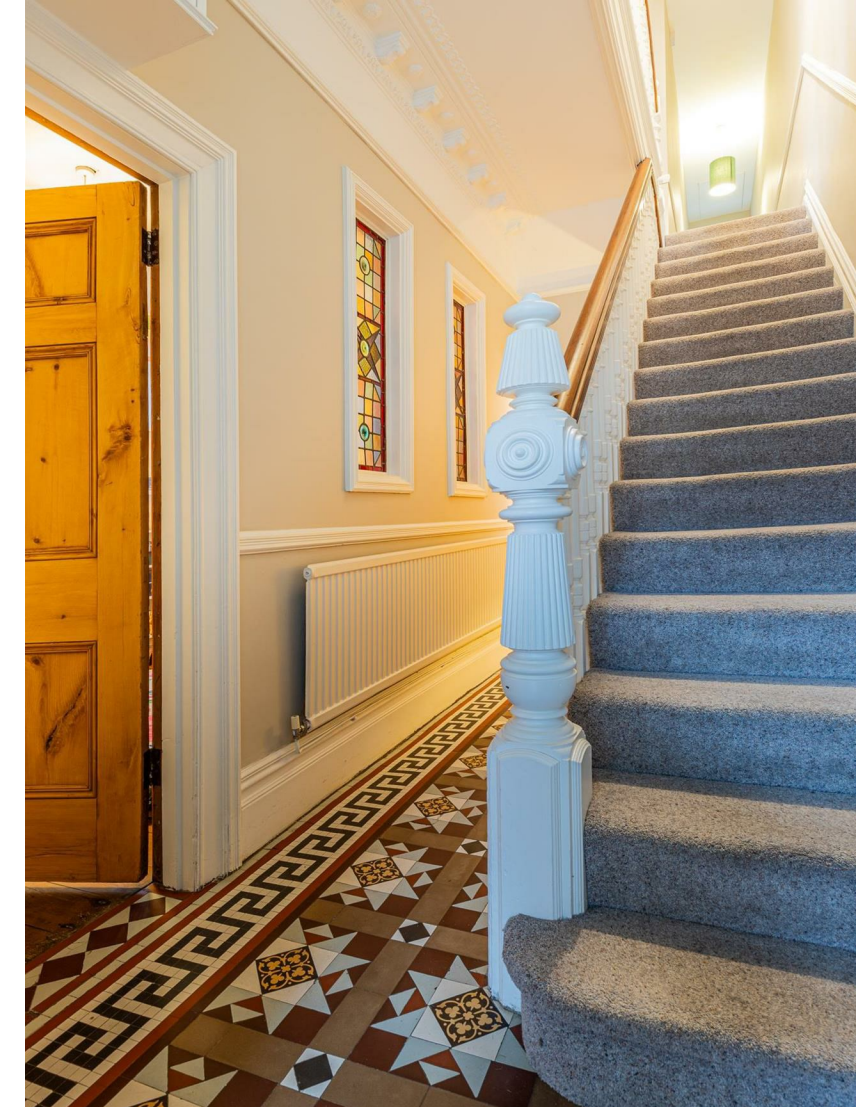
Roath Park Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edem (year 2024-25)




* Subject to Availability *





BOVERTON STREET

ROATH PARK, CF23 5ES - £550,000

 4 Bedroom(s)  1 Bathroom(s)  1646.00 sq ft

OFFERS OVER £550,000 - Welcome to Boverton Street, Roath Park, Cardiff - a charming terraced house that is sure to capture your heart! This delightful property boasts 3 reception rooms, 4 bedrooms, and 1 bathroom spread across 1,646 sq ft of living space.

As you step inside, you'll be greeted by a home packed full of original features that add character and charm. The house is beautifully presented, offering a warm and inviting atmosphere for you and your family to enjoy.

One of the highlights of this property is the west-facing garden, perfect for soaking up the afternoon sun or hosting al fresco gatherings with friends and family. Imagine sipping a cup of tea in your own private outdoor oasis!

With the generous square footage and the scope for a loft conversion, there is ample potential to tailor this house to suit your needs and lifestyle. Whether you're looking to create a home office, a playroom for the kids, or an extra bedroom, the possibilities are endless.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the life you could lead in this wonderful property on Boverton Street.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager

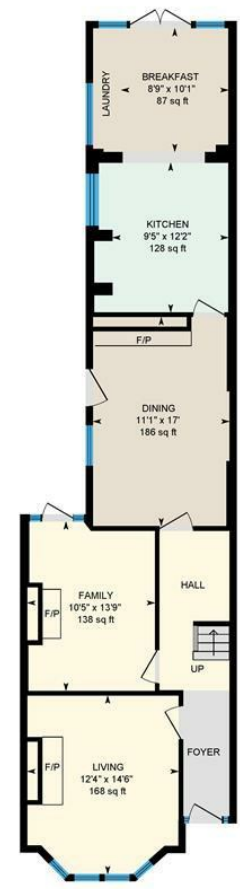




Boverton Street, Roath Park, Cardiff

Boverton St, Penylan, CRF

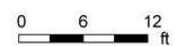
Main Building: Total Interior Area 1646.91 sq ft



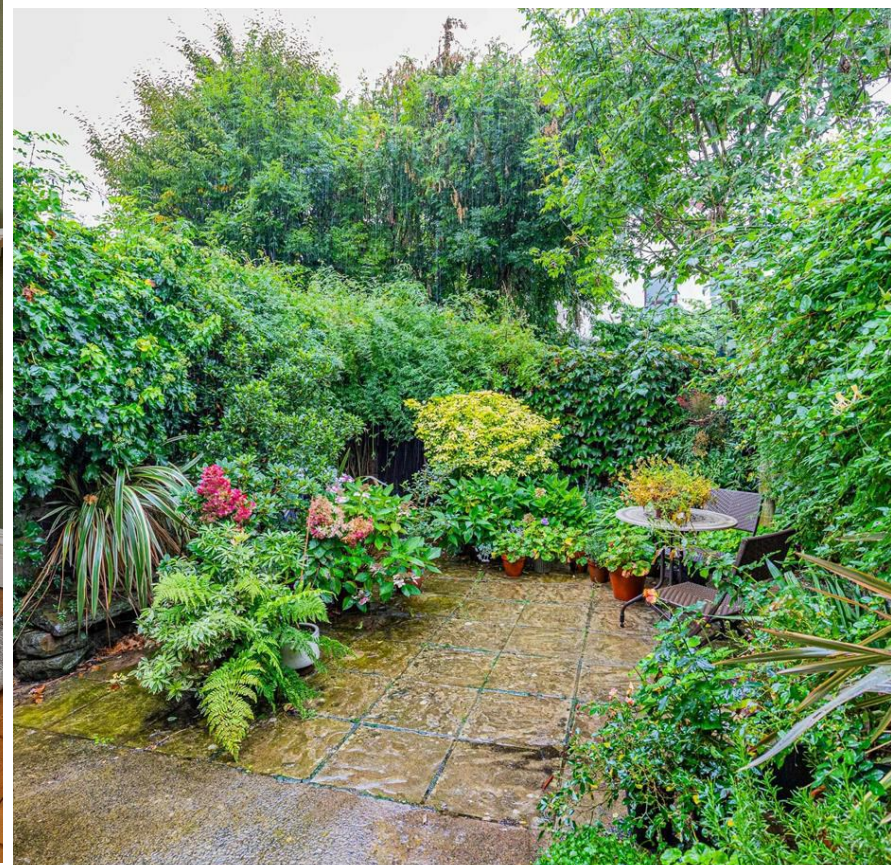
Ground Floor



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	