

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

ROATH COURT ROAD
ROATH





ENTRANCE HALL

LOUNGE

DINING ROOM

WC

KITCHEN DINER

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

BEDROOM 3

LOFT ROOM

GARDEN

GARDEN ROOM / STUDIO

GARAGE

Accessed via the rear lane

TENURE

Freehold, but this is to be confirmed by a buyers solicitor

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 Edern (year 2024-25)

* Subject to availability *

COUNCIL TAX

Band F





ROATH COURT ROAD

ROATH, CF24 3SE - £495,000



3 Bedroom(s)



1 Bathroom(s)



sq ft

Located in a pretty treeline street in Roath is this beautiful period property for sale. This charming home has a host of original features such as tiled and wood floor, stripped doors, sash windows and fireplaces to name a few. The house offers spacious accommodation: to the ground floor there is - a lovely entrance hall, front lounge, sitting room, ground floor WC and kitchen diner with patio doors to the stunning rear garden. Upstairs there are three double bedrooms, family bathroom and handy loft room. The property has a beautiful & south facing beautiful garden, which is exceptionally large for the area, plus garden studio/ Room and garage, which is accessed via the rear lane. The garden studio could be easily an office, or converted fully.



PROPERTY SPECIALIST

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