

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ALBANY ROAD
ROATH



HALL

LOUNGE
4.04m x 4.85m (13'3" x 15'11")

FAMILY ROOM
3.58m x 4.22m (11'9" x 13'10")

DINING ROOM
4.50m x 4.80m (14'9" x 15'9")

KITCHEN
3.63m x 4.80m (11'11" x 15'9")

UTILITY ROOM

LANDING

FRONT BEDROOM
5.51m x 4.88m (18'1" x 16')

ENSUITE
1.91m x 1.37m (6'3" x 4'6")

MIDDLE BEDROOM
3.61m x 4.22m (11'10" x 13'10")

BATHROOM
2.92m x 1.93m (9'7" x 6'4")

MIDDLE REAR BEDROOM
2.69m x 3.07m (8'10" x 10'1")

BACK BEDROOM
3.81m x 4.90m (12'6" x 16'1")

GARDEN

TENURE

Freehold, but this is to be confirmed by your 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 Edem (year 2024-25)

* Subject to Availability *

COUNCIL TAX




Band G





ALBANY ROAD

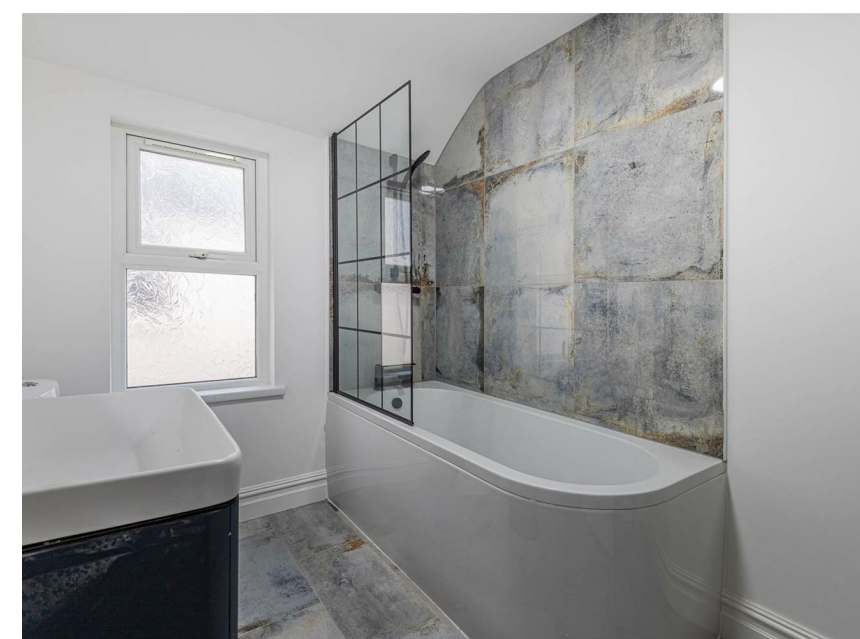
ROATH, CF24 3NU - £475,000

 4 Bedroom(s)  3 Bathroom(s)  1657.00 sq ft

GUIDE PRICE £475,000 - £500,000

We are pleased to offer for sale this recently refurbished home in the heart of Roath. The property deceptively spacious and offers fantastic family accommodation throughout. Comprising Grand period hall, lounge, sitting room, dining room, WC, utility room and stunning kitchen with island. Upstairs there are Four double bedrooms, family bathroom and ensuite shower room. There is an enclosed rear garden with lane access.

The property has been renovated throughout and offers a mix of period features and new modern additions such as the fitted kitchen and bathroom. Located on Albany Road, you are a short walk to shops, parks and within great school catchment, making it a super family home. The property is offered with NO ONWARD CHAIN.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





Albany Rd, Roath, CRF

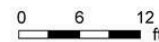
Main Building: Total Interior Area 1895.73 sq ft



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.



Albany Road, Roath, Cardiff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	