

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEN Y WAIN ROAD
ROATH



HALL

LOUNGE
3.71m x 3.58m (12'2" x 11'9")

SITTING ROOM
3.20m x 3.94m (10'6" x 12'11")

DINING ROOM
3.33m x 4.72m (10'11" x 15'6")

KITCHEN
3.25m x 3.33m (10'8" x 10'11")

LANDING

FRONT BEDROOM
4.98m x 3.58m (16'4" x 11'9")

MIDDLE BEDROOM
3.20m x 3.94m (10'6" x 12'11")

SHOWER ROOM

BACK BEDROOM
3.25m x 3.10m (10'8" x 10'2")

SHOWER ROOM

GARDEN

COUNCIL TAX
Band F

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 Ederm (year 2024-25)




* Subject to availability *

TENURE
Freehold, but this is to be confirmed by your solicitors





PEN Y WAIN ROAD ROATH, CF24 4GG - £380,000

 3 Bedroom(s)  2 Bathroom(s)  1398.00 sq ft

We are pleased to offer for sale this lovely period property in Roath. The property has a host of original features and charm, and lots of space for any growing family. The property offers an entrance hall, through lounge diner with wood burning stove, dining room, and kitchen to the ground floor. On the first floor are three double bedrooms and two shower rooms. Outside is a low Maintenance garden with a south facing aspect and rear lane access. Located just a short walk to local shops and amenities, as well as Roath Park, University Hospital of Wales. this house is also within popular school catchment such as Roath Park primary & Cardiff high school, making it a great family home.



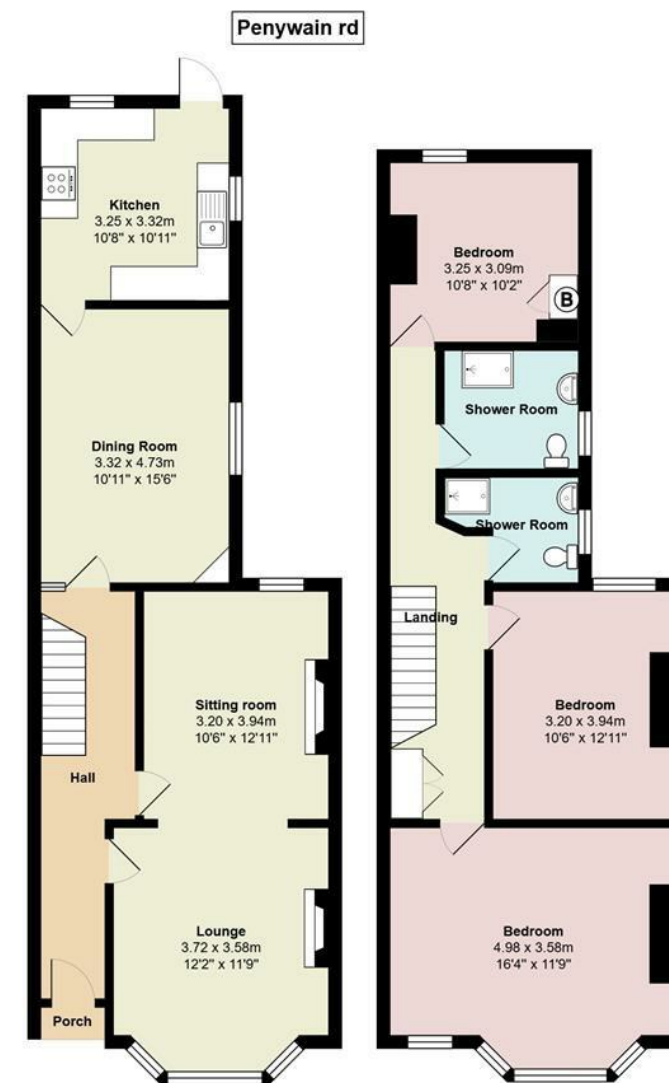
PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





Pen Y Wain Road, Roath, Cardiff



Total Area: 130.6 m² ... 1406 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	