

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CLAUDE ROAD  
ROATH





#### HALL

LOUNGE DINER  
6.83m x 8.43m (22'5" x 27'8")

KITCHEN DINER  
6.55m x 7.29m (21'6" x 23'11")

#### UTILITY ROOM

SHOWER ROOM  
2.84m x 1.37m (9'4" x 4'6")

#### LANDING

FRONT BEDROOM  
4.80m x 4.34m (15'9" x 14'3")

MIDDLE BEDROOM  
3.10m x 3.81m (10'2" x 12'6")

BATHROOM  
2.24m x 2.59m (7'4" x 8'6")

REAR BEDROOM  
3.30m x 4.29m (10'10" x 14'1")

#### SECOND LANDING

FRONT BEDROOM  
4.80m x 3.53m (15'9" x 11'7")

REAR BEDROOM  
3.07m x 3.84m (10'1" x 12'7")

#### 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 Edern (year 2024-25)

\* Subject to availability \*

#### COUNCIL TAX

Band - F










## CLAUDE ROAD

ROATH, CF24 3QD - £475,000

 5 Bedroom(s)  2 Bathroom(s)  1670.00 sq ft

A super sized and impressive 5 BEDROOM period house for sale in the heart of Roath. The property is spread over three floors and has a spacious and versatile layout, ideal for any growing family. Benefiting from an impressive entrance hall, through lounge diner, kitchen diner, utility room, shower room all to the ground floor. Upstairs there are Five great sized double bedrooms, and spacious bathroom. Outside there is a well maintained sunny garden with storage sheds. Located just off Albany Road, you are well placed for a selection of High streets, and parks, as well as a short walk to Cardiff city centre.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager



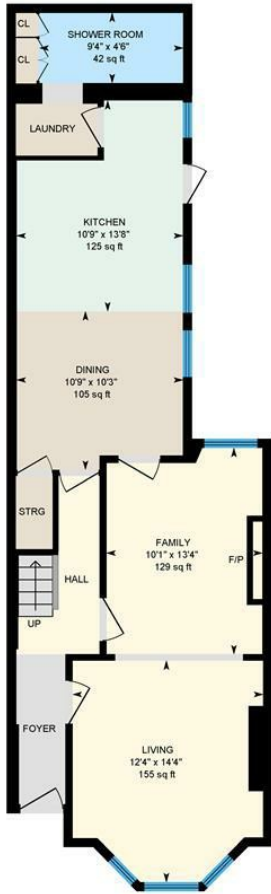




Claude Road, Roath, Cardiff

Claude Rd, Roath, CRF

Main Building: Total Interior Area 1673.70 sq ft



Ground Floor



1st Floor



2nd 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC