CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



A M B L E S I D E A V E N U E

ROATHPARK

JeffreyRoss



ENTRANCE HALL

LOUNGE 4.15 x 4.58m (13'7" x 15'0")

KITCHEN / DINING ROOM 6.13m x 4.32m (20'1" x 14'2")

PLAY ROOM 2.73m x 4.84m (8'11" x 15'10")

UTILITY ROOM 0.99m x 2.02m (3'2" x 6'7")

GROUND FLOOR W.C 0.70m x 1.98m (2'3" x 6'5")

LANDING

BEDROOM ONE 3.73m x 4.57m (12'2" x 14'11")

BEDROOM TWO 3.38 m x 4.43m (11'1" m x 14'6")

BEDROOM THREE 2.34m x 2.33m (7'8" x 7'7")

BATHROOM 2.53m x 2.21m (8'3" x 7'3")

BEDROOM FOUR 3.35m x 4.45m (10'11" x 14'7")

BEDROOM FIVE 3.21m x 3.28m (10'6" x 10'9")

SHOWER ROOM 1.59m x 3.25m (5'2" x 10'7")

GARDEN

DOUBLE GARAGE

TENURE

Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX Band F

SCHOOL CATCHMENT Rhydypenau Primary School (year 2024-25) Cardiff High School (year 2024-25)

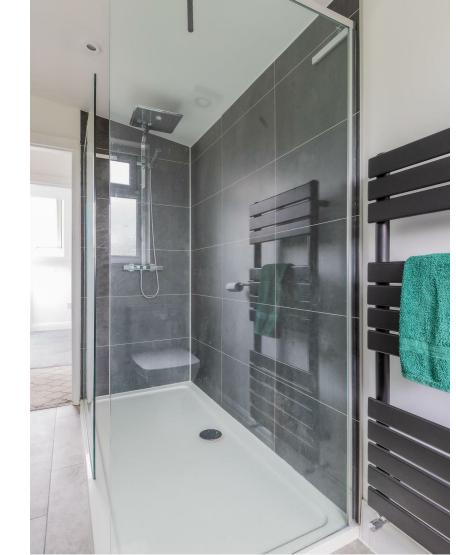
Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *

ADDITIONAL INFORMATION

Information on the house

- Extension completed in Summer 2019 (which added 2 bedrooms, 1 bathrooms, new boiler and new roof for the main part of the house)
- New garden with outdoor lights completed August 2022 New drive that fits 4 cars on completed November 2023









ROATH PARK, CF23 5PX - £575,000



Jeffrey Ross are pleased to bring to the market this beautifully presented FIVE bedroom family home with a double garage in a sought after location. The property briefly comprises of entrance hall, lounge, open plan kitchen / dining room, Family / Play Room, utility room and W.C to the ground floor, to the first floor there are two double bedrooms and a single bedroom as well as a family bathroom and stairs leading to the second floor. The top floor of the property has been dormered to accommodate a further two double bedrooms and modern shower room.

Outside there is an enclosed rear and side garden with side access, double garage and a drive for approx four cars.

Situated within a short walk to Roath park boating lake, local shops, parks and amenities as well as Cardiff city Centre.









PROPERTY SPECIALIST Mrs Amanda Trinder amanda@jeffreyross.co.uk Senior valuer



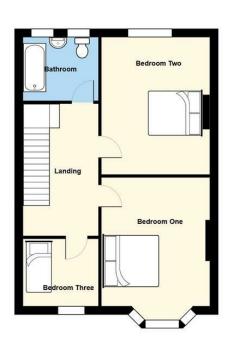








7, Ambleside Avenue, Roath Park, CF23 5PX





All measurements are approximate and for display purposes only





