

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



AMBLESIDE AVENUE  
ROATH PARK





#### 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










# AMBLESIDE AVENUE

ROATH PARK, CF23 5PX - £575,000

 5 Bedroom(s)
  2 Bathroom(s)
  1646.00 sq ft

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@jeffreypass.co.uk](mailto:amanda@jeffreypass.co.uk)  
 Senior valuer








7, Ambleside Avenue, Roath Park, CF23 5PX



All measurements are approximate and for display purposes only



 Ambleside Avenue, Roath Park, Cardiff



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