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CARDIFF

VALE

CAERPHILLY

BRISTOL



Ambleside Avenue

ROATH PARK



Comments by Mrs Amanda Trinder



Property Specialist
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7, Ambleside Avenue, Roath Park, CF23 5PX

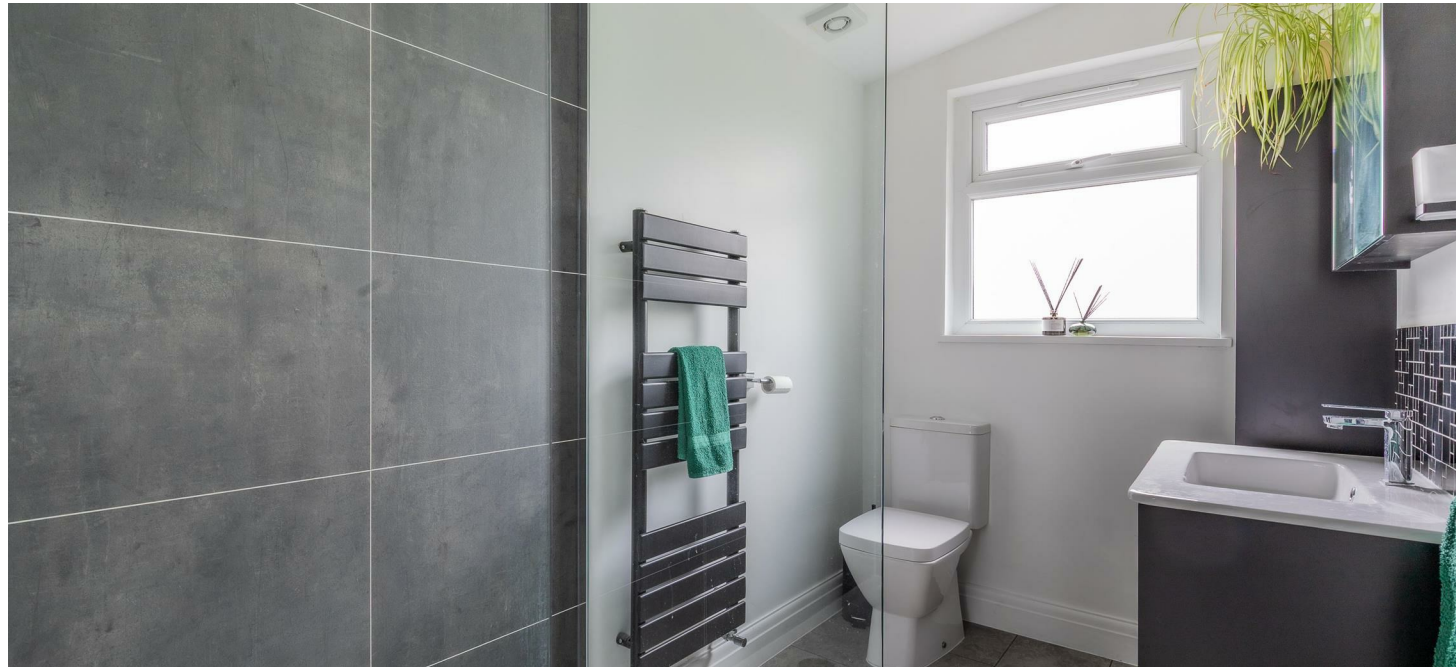


All measurements are approximate and for display purposes only

*Immaculate Five Bedroom Family Home
With Double Garage.*

Comments by the Homeowner





Ambleside Avenue

Roath Park, Cardiff, CF23 5PX

£575,000

 5 Bedroom(s)

 2 Bathroom(s)

 1646.00 sq ft



Contact our
Penylan Branch
02920 499680

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.

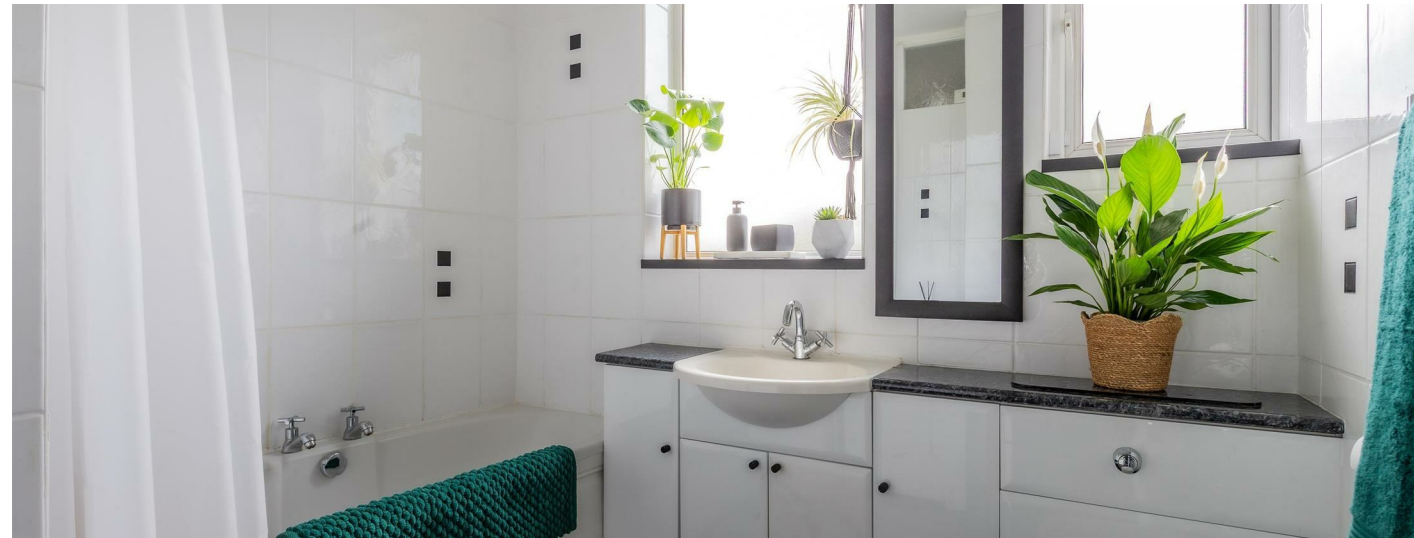
Situated within a short walk to Roath park boating lake, local shops, parks and amenities as well as Cardiff city Centre.



Entrance Hall	Bedroom Four 10'11" x 14'7" (3.35m x 4.45m)
Lounge 13'7" x 15'0" (4.15 x 4.58m)	Bedroom Five 10'6" x 10'9" (3.21m x 3.28m)
Kitchen / Dining Room 20'1" x 14'2" (6.13m x 4.32m)	Shower Room 5'2" x 10'7" (1.59m x 3.25m)
Play Room 8'11" x 15'10" (2.73m x 4.84m)	Garden
Utility room 3'2" x 6'7" (0.99m x 2.02m)	Double Garage
Ground Floor W.C 2'3" x 6'5" (0.70m x 1.98m)	Tenure
Landing	Freehold - This is to be confirmed with your legal representative.
Bedroom One 12'2" x 14'11" (3.73m x 4.57m)	Council Tax
Bedroom Two 11'1" m x 14'6" (3.38 m x 4.43m)	Band F
Bedroom Three 7'8" x 7'7" (2.34m x 2.33m)	School Catchment
Bathroom 8'3" x 7'3" (2.53m x 2.21m)	Rhydypenau 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 *
	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









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

