

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PRINCES STREET  
ROATH



**ENTRANCE LEADING TO HALLWAY**

**LOUNGE**  
4.55m x 4.06m (14'11" x 13'4")

**DINING ROOM**  
4.75m x 3.30m (15'7" x 10'10")

**KITCHEN**  
6.53m x 2.79m (21'5" x 9'2")

**UTILITY**  
2.24m x 1.88m (7'4" x 6'2")

**BEDROOM ONE**  
4.67m x 3.63m (15'4" x 11'11")

**BEDROOM TWO**  
4.52m x 3.76m (14'10" x 12'4")

**BEDROOM THREE**  
3.00m x 2.41m (9'10" x 7'11")

**STAIRS LEADING TO MAIN BEDROOM**  
6.22m 5.72m (20'5" 18'9")

**TENURE**  
Freehold - To be confirmed by your legal advisor

**COUNCIL TAX**  
Band F

**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 \*





## PRINCES STREET ROATH, CF24 3SL - £500,000

 4 Bedroom(s)  2 Bathroom(s)  1839.00 sq ft

### \*OFFERS OVER £500,000\*

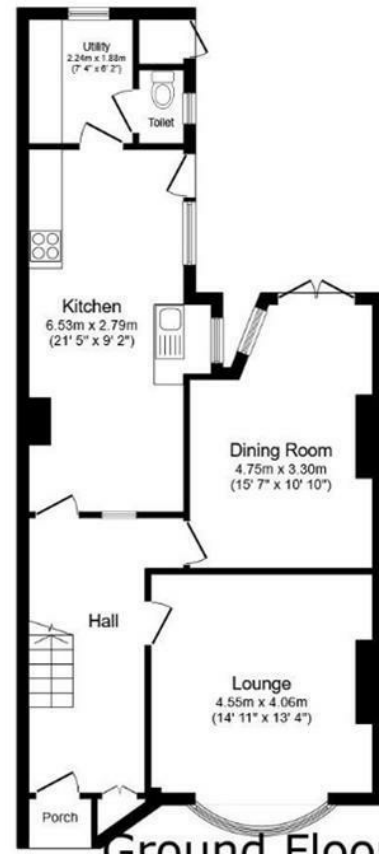
A very well presented and spacious family home offered for sale. This property offers lots of space both inside and out with a good size rear garden, ideal for children. The property has a period entrance hall with stained glass windows, doors, and wood block flooring, generous front lounge, dining room, kitchen breakfast room with modern fitted units, utility room and ground floor WC. Upstairs there are three bedrooms and modern bathroom, with an additional bedroom on the top floor. Located in a very popular tree lined road in Roath, just a short walk to a selection of parks and high streets, as well as Cardiff city centre. It is also within catchment for highly sought after schools such as Marlborough Primary, making this a great family home.



### PROPERTY SPECIALIST

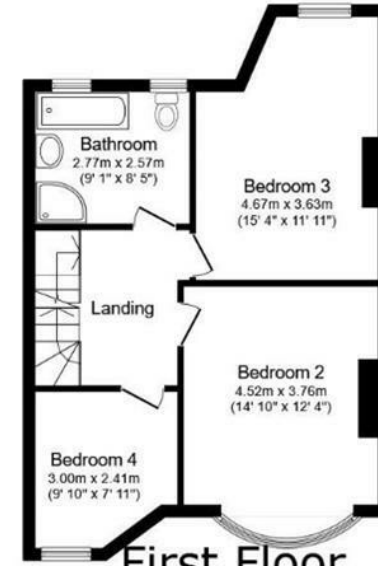
Mr Ramzy Bancroft  
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Branch manager





Ground Floor

Floor area 70.2 m<sup>2</sup> (756 sq.ft.)



First Floor



Second Floor

Floor area 35.4 m<sup>2</sup> (381 sq.ft.)

TOTAL: 157.1 m<sup>2</sup> (1,691 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Princes Street, Roath, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC