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CARDIFF

VALE

CAERPHILLY

BRISTOL



Princes Street

ROATH



A lovely family home with lots of space inside & out. NO CHAIN

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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" Its been a great family home for us with children. we love the local community and area, its only a change of jobs that has made us leave"

Comments by the Homeowner



TOTAL: 157.1 m² (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



Entrance leading to Hallway

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

Dining Room 15'7" x 10'10" (4.75m x 3.30m)

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

Downstairs WC

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

Stairs to First floor

Bedroom Two 14'10" x 12'4" (4.52m x 3.76m)

Bedroom Three 9'10" x 7'11" (3.00m x 2.41m)

Bedroom Four

Stairs Leading to Main Bedroom 20'5" 18'9" (6.22m 5.72m)

Bedroom One 15'4" x 11'11" (4.67m x 3.63m)

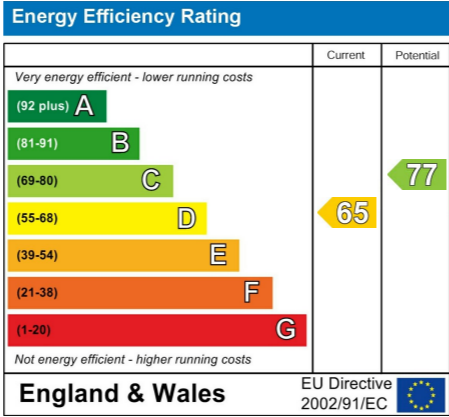
Tenure
Freehold - To be confirmed by your legal advisor

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, Cardiff, CF24 3SL

Offers Over

£470,000

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



Contact our
Penylan Branch
02920 499680

OFFERS OVER £470,000
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. Offered with NO ONWARD CHAIN.



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