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CARDIFF

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BRISTOL



Roath Court Road

ROATH



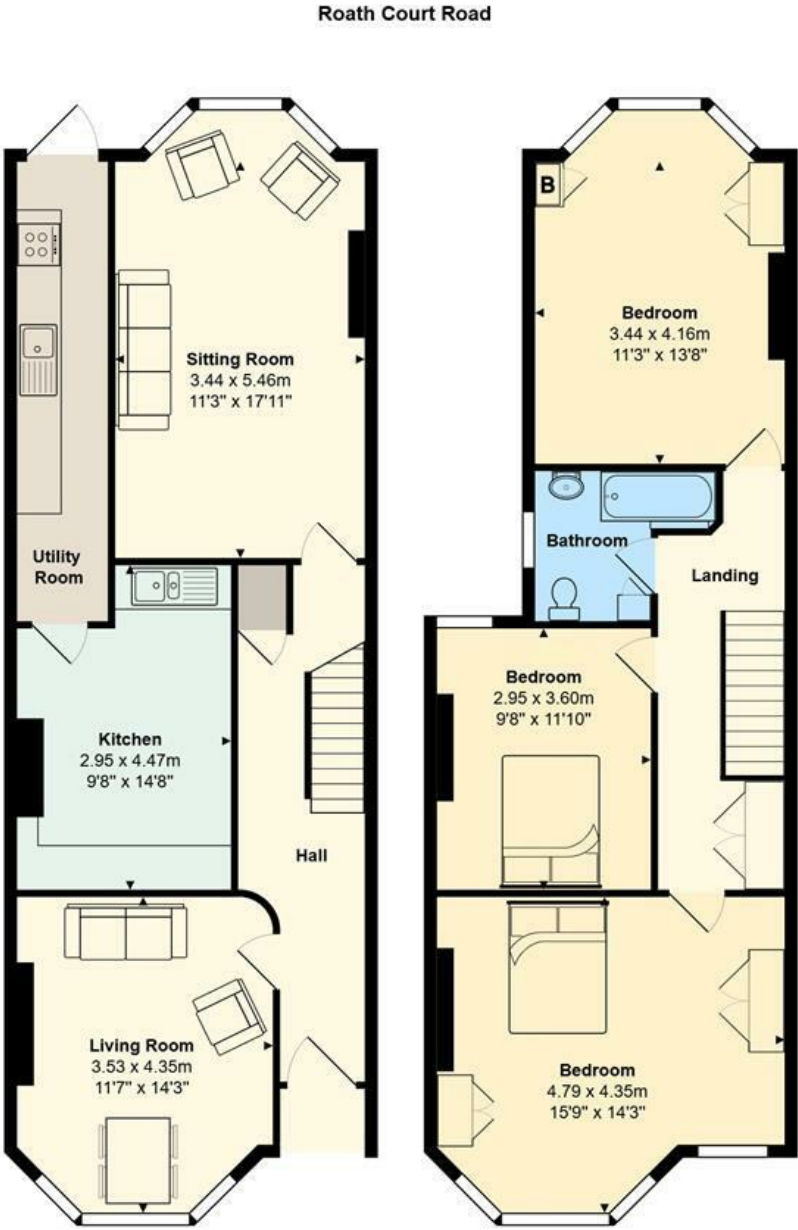
Spacious three double bedroom family home with period features and lots of potential.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

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All measurements are approximate and for display purposes only

The property has been in the same family for many years and has been loved with may happy memories.

Comments by the Homeowner








Roath Court Road

Roath, Cardiff, CF24 3SE

£450,000

 3 Bedroom(s)  1 Bathroom(s)  1381.00 sq ft



Contact our
Penylan Branch
02920 499680

Nestled on the charming Roath Court Road in Cardiff, this delightful terraced house offers a wonderful opportunity for those seeking a spacious family home in a prime location. With a generous 1,381 square feet of living space, this period property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

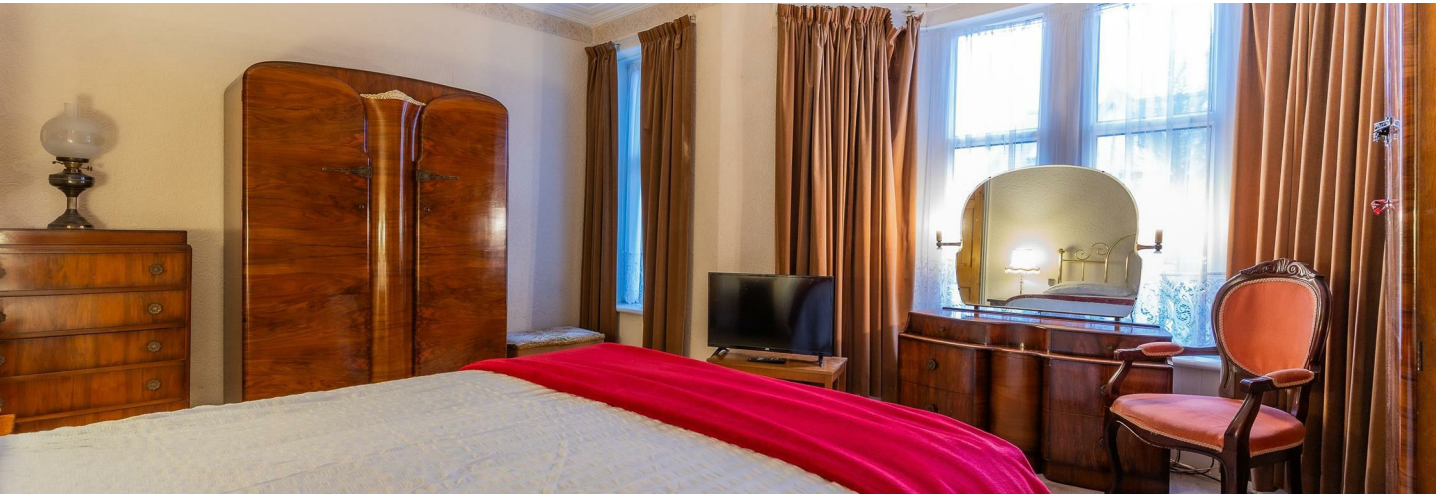
The house features three well-proportioned bedrooms, the bathroom is conveniently located, catering to the needs of a busy household. The property is filled with character and charm, showcasing the potential for personalisation and modernisation to suit your tastes.

One of the standout features of this home is the good-sized rear garden, which includes useful outbuildings, ideal for storage or as a workshop. This outdoor space offers a perfect retreat for gardening enthusiasts or a safe play area for children.

Situated in a highly sought-after area, this property is conveniently close to local schools, shops, and parks, making it an ideal choice for families and professionals alike. The vibrant community of Roath is known for its friendly atmosphere and excellent amenities, ensuring that everything you need is just a stone's throw away.



| | |
|--|---|
| Entrance Hall | Bedroom One 15'9 x 14'3 (4.80m x 4.34m) |
| Tenure Freehold- To be confirmed by your legal advisor | Bedroom Two 9'8 x 11'10 (2.95m x 3.61m) |
| Council Tax Band F | Bedroom Three 11'3 x 13'8 (3.43m x 4.17m) |
| School Catchment Marlborough Primary School Cardiff High School Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern * Subject to Availability * | Bathroom |
| | Garden |
| | Garage |
| Lounge 11'7 x 14'3 (3.53m x 4.34m) | Tenure Freehold - this is to be confirmed with your legal representative |
| Kitchen 9'8 x 14'8 (2.95m x 4.47m) | Council Tax Band F |
| Utility Room | School Catchment Marlborough rd Primary Ysgol Y Berllan Deg Cardiff High School Ysgol Gyfun Gymraeg Bro Edern |
| Sitting / Dining Room 11'3 x 17'11 (3.43m x 5.46m) | *This is subject to availability & change |
| Landing | |





| 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 |

