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CARDIFF

VALE

CAERPHILLY

BRISTOL





A great example of a grand period house, with a lovely mix of modern and traditional features

Comments by Mr Ramzy Bancroft

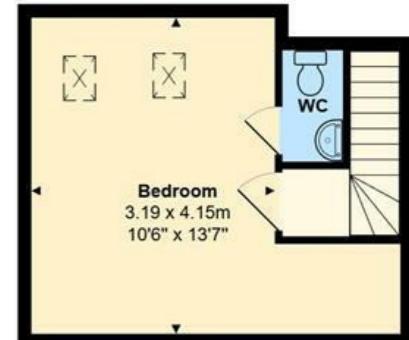


Property Specialist
Mr Ramzy Bancroft
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"A super period house completely renovated from top to bottom"

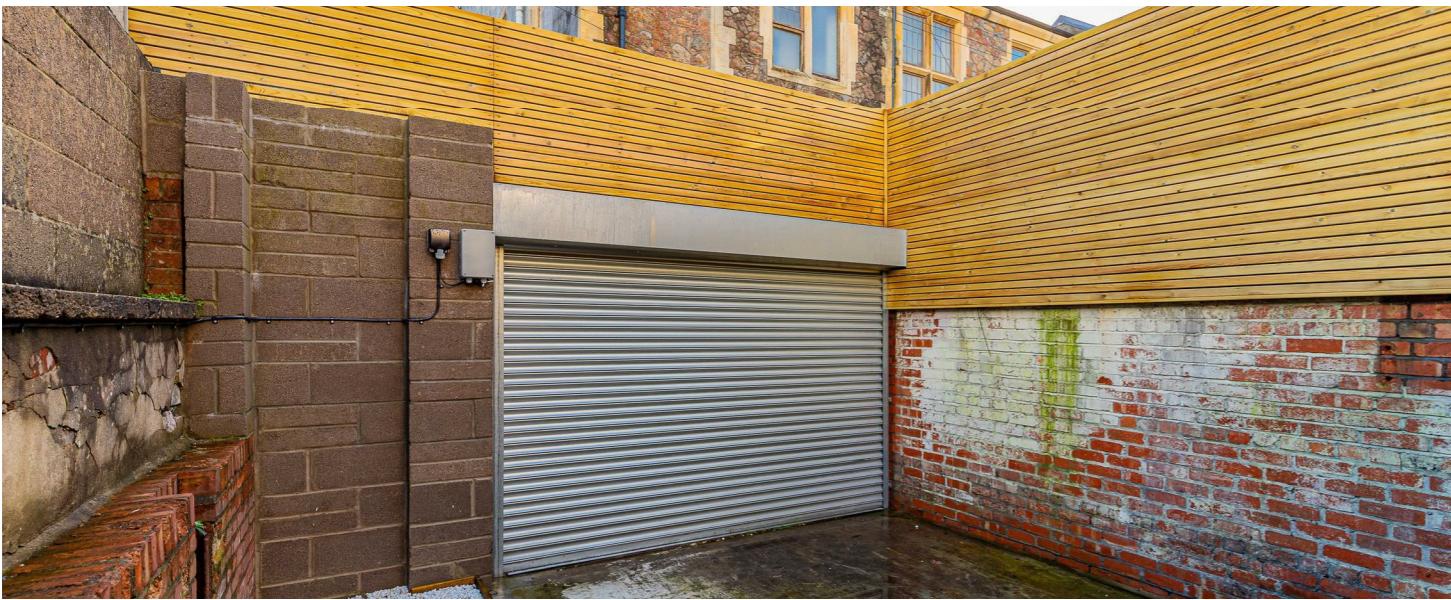
Comments by the Homeowner



Tydfil Place

Total Area: 163.4 m² ... 1759 ft²

All measurements are approximate
and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Tydfil Place

Roath Park, Cardiff, CF23 5HP

Asking Price

£625,000



4 Bedroom(s)



2 Bathroom(s)



1759.00 sq ft



Contact our
Penylan Branch

02920 499680

Situated Just off Roath Park, is this beautifully renovated mid-terrace house on Tydfil Place. Offering a perfect blend of modern living and traditional comfort. Spanning an impressive 1,759 square feet, this property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an impressive period entrance hall with original tiled floors, front lounge with feature fireplace, sitting/dining room, WC & utility room. There is also a beautiful open plan kitchen diner with bi-folding doors. Upstairs there are 4 great size bedrooms with an ensuite shower room and dressing room, plus a stunning family bathroom.

One of the standout features of this home is the landscaped garden & option of PARKING OFF ROAD available at the rear. The location is particularly appealing, as it is situated close to the picturesque Roath Park, local shops and highly desirable schools.

This property is not only a delightful residence but also a wonderful opportunity to embrace a vibrant community lifestyle in Cardiff. With its thoughtful renovations and prime location, Tydfil Place is a must-see for anyone looking to make a new home in this lovely part of the city.



Hall

Lounge 12'9" x 15'3" (3.89m x 4.65m)

Dining/ sitting room 10'11" x 12'6" (3.33m x 3.81m)

Kitchen diner 10'8" x 29'1" (3.25m x 8.86m)

WC & utility area

Landing

Bedroom 1 16'3" x 15'4" (4.95m x 4.67m)

Bedroom 2

Bathroom

Bedroom 3 11'1" x 10'9" (3.38m x 3.28m)

Dressing room

Ensuite shower room

Loft bedroom 10'6" x 13'7" (3.20m x 4.14m)

WC

Garden

Parking/ Roller shutter

Tenure

Freehold- To be confirmed by your legal advisor

Council Tax

Band G

School Catchment

Roath Park Primary School
Cardiff High School

Ysgol Y Berilan Deg
Ysgol Gwfun Gymraeg Bro Edern

* Subject to Availability *

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G	10	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

