

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY DRAW ROAD
ROATH PARK



ENTRANCE

LOUNGE
4.34m x 5.59m (14'3 x 18'4)

FAMILY ROOM
4.04m x 4.45m (13'3 x 14'7)

SUN ROOM / STUDY

WC

KITCHEN DINER
3.78m x 7.62m (12'5 x 25)

LAUNDRY

PANTRY & STORAGE

LANDING

FRONT BEDROOM
6.22m x 5.61m (20'5 x 18'5)

MIDDLE BEDROOM
4.06m x 4.22m (13'4 x 13'10)

FAMILY BATHROOM

SHOWER ROOM

REAR BEDROOM
3.81m x 3.86m (12'6 x 12'8)

SECOND FLOOR LANDING

REAR STORAGE ROOM

FRONT BEDROOM
6.22m x 4.67m (20'5 x 15'4)

REAR BEDROOM / DRESSING ROOM
4.14m x 4.24m (13'7 x 13'11)

ENSUITE SHOWER ROOM

GARDEN

GARAGE & PARKING

COUNCIL TAX
Band I

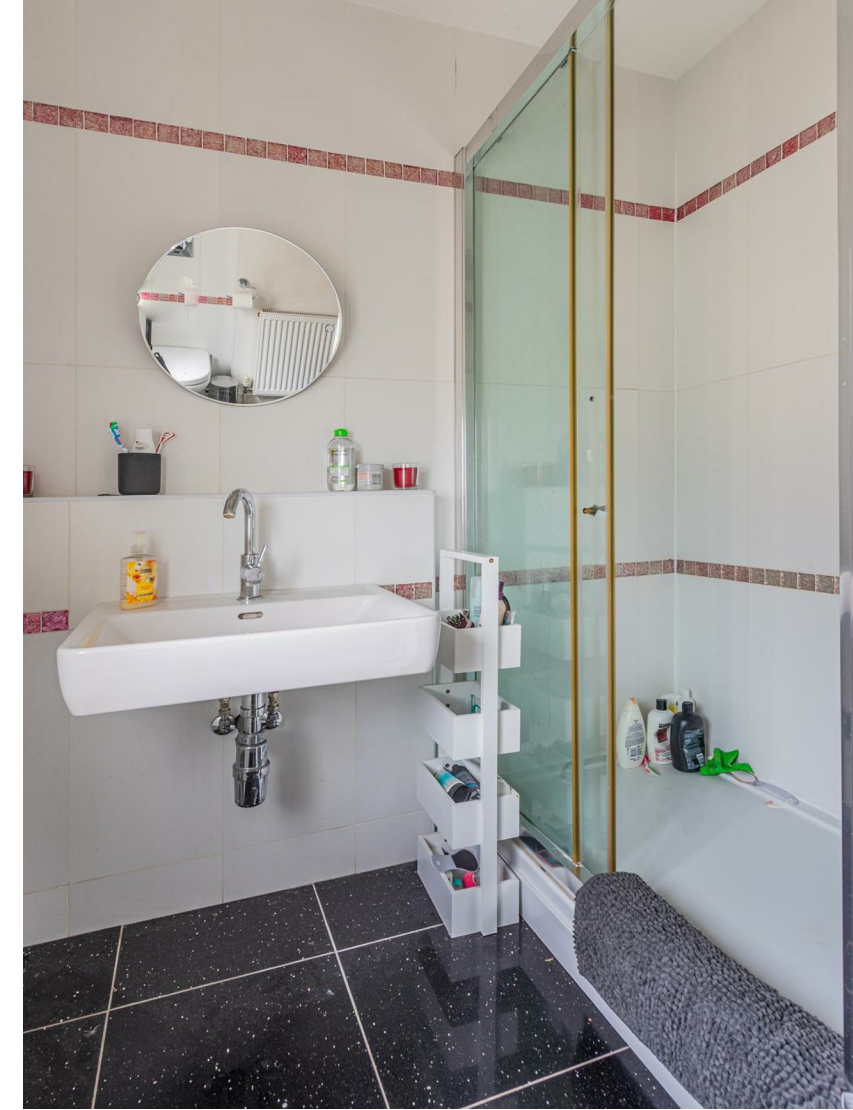
SCHOOL CATCHMENT

Roath Park Primary School (year 2022-23)
Cardiff High School (year 2022-23)
Ysgol Y Berllan Deg (year 2022-23)
Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

* subject to change and availability

TENURE




Freehold , but this is to be confirmed by your solicitor





TY DRAW ROAD

ROATH PARK, CF23 5HD - £950,000

 5 Bedroom(s)  3 Bathroom(s)  2755.00 sq ft

* GUIDE PRICE £950,000 - £975,000 *

We are pleased to bring to market this beautifully presented and spacious period property, located on one of the most desirable streets in Cardiff. This much loved and improved family home is situated on TY DRAW ROAD, and over looks Roath Recreational and pleasure gardens, and within fantastic school catchment, as well as a short walk to the vibrant Wellfield road, making it a super location for families. The property boasts stunning feature both inside and out such as Stained glass, period tiled floors, sash windows and grand fireplaces. The accommodation briefly comprises of an impressive hall & landing, front lounge, family room, study / sun room, WC, modern kitchen diner with folding doors to the garden, laundry room and handy pantry/ storage room.

On the first floor there is a family bathroom, shower room and three great sized bedrooms, with the front bedroom having a charming bay window and balcony to appreciate the views over the park. There are two further double bedrooms, storage room and en-suite shower room on the top floor. The top floor would make a fantastic "primary" bedroom with dressing room and en-suite.

The property has a well maintained and level rear garden with side access, patio, lawn and rear patio, to soak up the sun throughout the day. There is also rear access and garage, giving the option of parking off road.

The property needs to be viewed to be appreciated.



PROPERTY SPECIALIST

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Branch manager





Ty Draw Road, Roath Park, Cardiff

Ty-Draw Rd, Roath, CRF

Main Building: Total Interior Area 2668.35 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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	