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CARDIFF VALE CAERPHILLY BRISTOL



Tydfil Place

ROATH PARK



A beautiful example of a period home in a prime location close to local parks, schools and amenities.

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

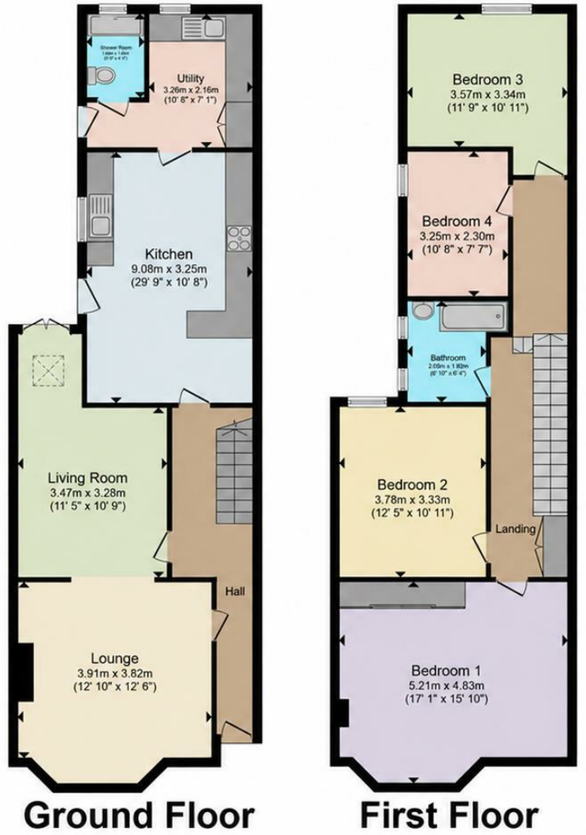
Senior valuer

amanda@jeffreyross.co.uk

The location of the house is everything for us, being so close to the historic beauty of Roath Park for dog walks, as well as fantastic local coffee shops and easy access into town. Inside, the property is really spacious, with four double bedrooms and a bright, expansive open-plan kitchen and living area with log burner. It's packed with character and original features like the huge bay windows that fill the home with light.

Comments by the Homeowner



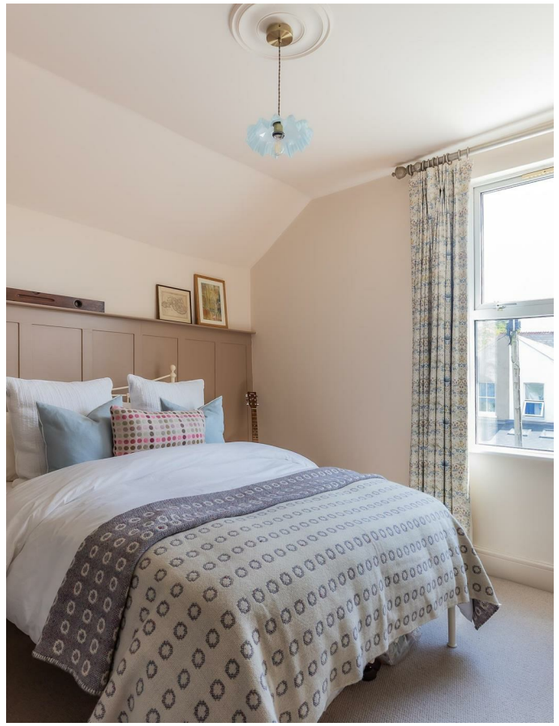


Total floor area 150.1 m² (1,616 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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









Tydfil Place

Roath Park, Cardiff, CF23 5HP

Offers Over

£580,000

4 Bedroom(s) | 2 Bathroom(s) | 1616.00 sq ft



Contact our

Penylan Branch

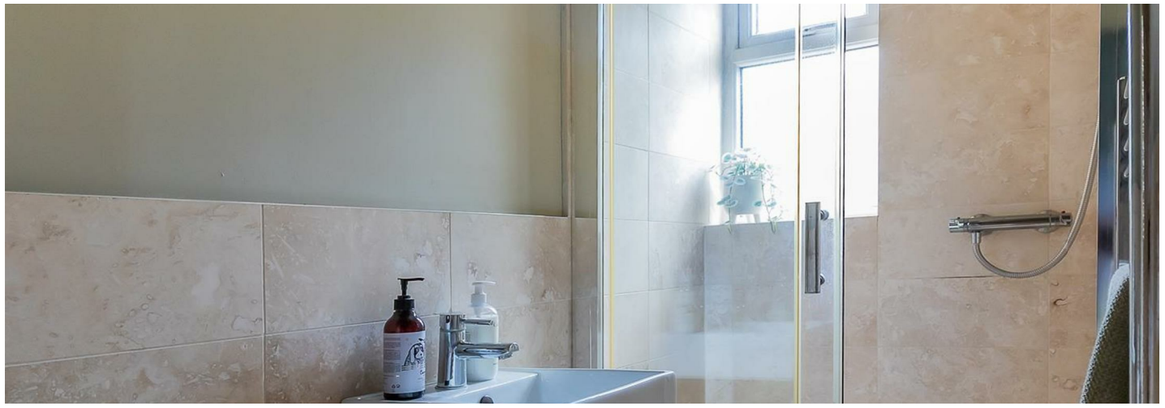
02920 499680

*** Offers over £580,000 *** A fantastic example of a period property in a prime location. This beautifully presented four bedroom family home comprises of entrance hall, open plan lounge / sitting room, modern open plan Kitchen / dining room, utility / boot room and Shower room to the ground floor, to the first floor there are four bedrooms and a family bathroom. Outside there is a walled rear garden with access to a rear gated lane. The property is in immaculate condition throughout and ready to move straight in.

Situated in a prime location with close proximity to local parks, shops, schools and amenities as well as Cardiff City Centre.

Be Quick...





Entrance Hall

Lounge 12'10 x 12'6 (3.91m x 3.81m)

Sitting Room 11'5 x 10'9 (3.48m x 3.28m)

Kitchen / Dining Room 29'9 x 10'8 (9.07m x 3.25m)

Utility / Boot Room 10'8 x 7'1 (3.25m x 2.16m)

Ground Floor Shower Room

Landing

Bedroom One 17'1 x 15'10 (5.21m x 4.83m)

Bedroom Two 12'5 x 10'11 (3.78m x 3.33m)

Bedroom Three 11'9 x 10'11 (3.58m x 3.33m)

Bedroom Four 10'8 x 7'7 (3.25m x 2.31m)

Bathroom 10 x 6'4 (3.05m x 1.93m)

Garden

Tenure

Freehold - This is to be confirmed with your legal representative.

Council Tax

Band G

School Catchment

Roath Park Primary
Cardiff High School
Ysgol Y Berllan Deg
Ysgol Bro Edern
(Subject to availability and change)

Additional Information

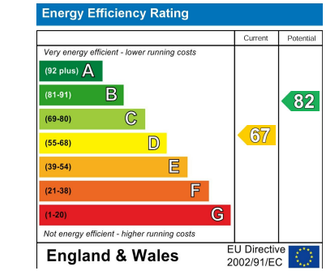
Summer 2023 - knock through between lounge and dining room to create an open plan space. Plus the addition of bespoke bookcases and TV unit and shelving by a local carpenter. Restored original floorboards.
-New kitchen - Jan 2024
-All the rooms have been decorated in the last three years.
-Addition of built in wardrobes in the master bedroom.
-New utility room cabinets in 2024








KITCHEN


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
67
82
England & Wales
EU Directive 2002/91/EC



