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CARDIFF VALE CAERPHILLY BRISTOL

Roath Court Road

ROATH

fantastic 5 bed property with a mixture of modern and period features in this very popular road.

Comments by Mr Ramzy Bancroft

Property Specialist

Mr Ramzy Bancroft

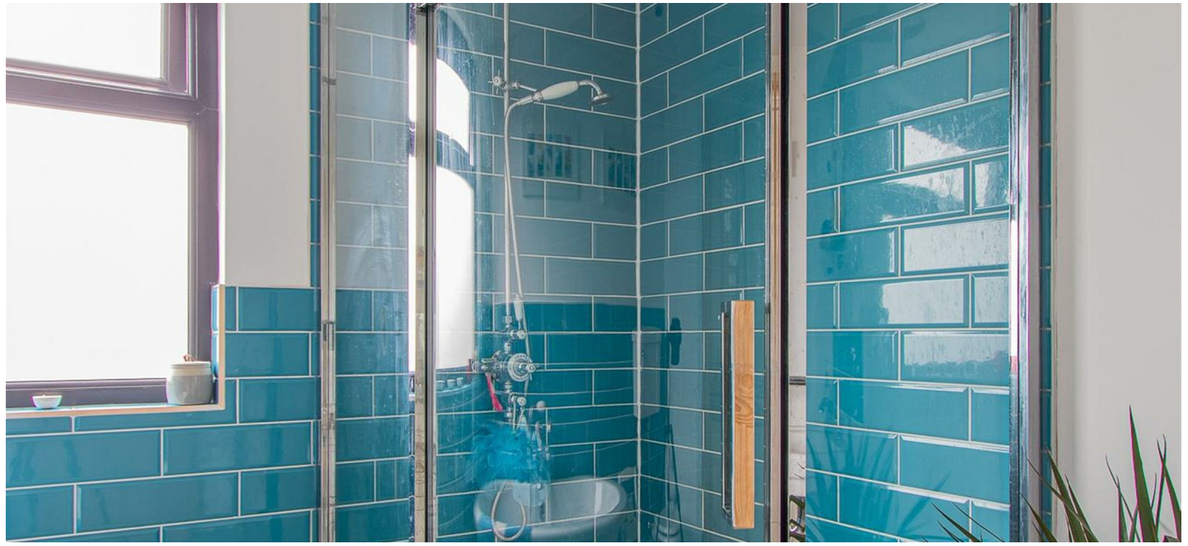
Branch manager

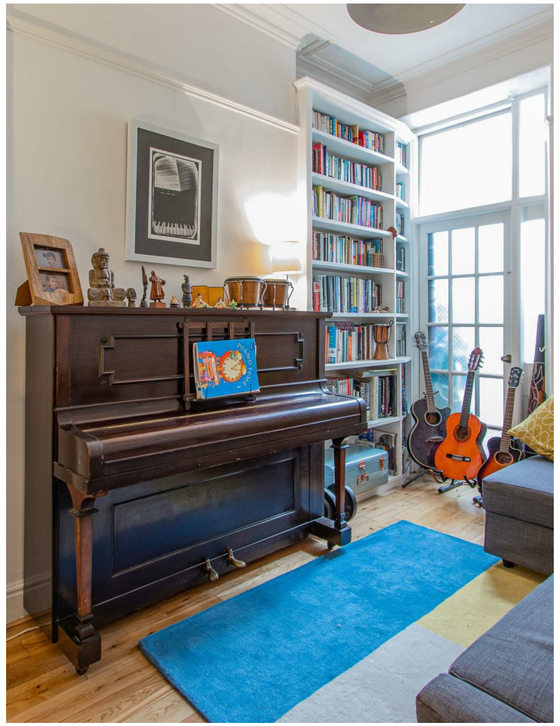
Ramzy@jeffreyross.co.uk

A great family home and lovely community. Just time for us to upsize

Comments by the Homeowner

All measurements are approximate and for display purposes only





Roath Court Road

Roath, Cardiff, CF24 3SD

Asking Price

£525,000

5 Bedroom(s) | 2 Bathroom(s) | 1646.00 sq ft

Contact our

Penylan Branch

02920 499680

An extremely well presented & extended 5 bedroom family home located just a short stroll from local shops, coffee houses and parks in Roath and Penylan. Internally, you have a spacious entrance hall, light bay-fronted lounge with a lovely wood-burning stove, flexible second reception, and a large and light kitchen diner with useful utility room. To the first floor there are three double bedrooms and a family bathroom as well as a flexible fourth bedroom which could be used as a small bedroom or office/study space, as well another modern bathroom & fantastic fifth master bedroom on the top floor complete with Juliet balcony. Benefiting from many original and period features such as a tiled hallway, coving, dado and picture rails. The property has been improved greatly by the current owners with features including a stunning kitchen and solid-oak flooring throughout the ground floor as well as fitted shutters, stripped baths tone and sash windows to front. Outside there is a low maintenance garden with a patio and artificial lawn.

Front yard
Front forecourt with a cast iron gate and railings fixed on a low brick wall with stone coping, Mature shrub, Bin storage

Porch
Storm porch with original floor and wall tiles, enter property via double glazed composite door

Hallway
Beautiful original tiled floor, original coving, dado and picture rails. Double Radiator with radiator cover, stairs to first floor

Lounge 11'5" x 13'9" (3.48 x 4.21)
Light, Bay-fronted reception room with solid oak flooring, Original coving and picture rail, bespoke shelving and cupboard in alcoves, Attractive cast-iron wood burner with period surround. bay with uPVC double glazed sash windows, fitted shutters, Double radiator.

Sitting room 9'4" x 12'2" (2.85 x 3.73)
A flexible second reception room which could provide a number of uses. Solid oak flooring, original coving and picture rail. Large built in bookcases to either side of the chimney breast. Glazed wooden door to utility room. Double radiator.

Utility room
Lean-to utility room with space and plumbing for a washing machine and tumble dryer to sit side by side. uPVC window to rear

Kitchen/diner 10'5" x 26'9" (3.19 x 8.16)
Light and spacious kitchen diner with solid oak floors and large double uPVC doors opening onto the garden. A range of white laminate floor and wall units with contrasting solid-wood worktops and brick tiled splash backs Appliances include integrated dishwasher, double fan assisted oven, 5-ring gas hob with extractor over and stainless steel 1.5 bowl sink and drainer. Space for a large American-style fridge/freezer. Large Original fitted wooden dresser and shelving. Access to utility area. uPVC window to side. Double radiator.

Landing
Carpeted floor, stairs to second floor

Master bedroom 15'4" x 13'9" (4.69 x 4.21)
Original coving and picture rail, Carpeted floor, Double Radiator, Bay front with uPVC double glazed sash windows, fitted shutters

Bedroom two 9'4" x 12'2" (2.85 x 3.73)
painted floorboards, Original fireplace and picture rail. uPVC window to rear, Double radiator.

Bedroom three 10'5" x 10'9" (3.19 x 3.29)
Good-sized Double bedroom with painted floorboards. uPVC window to rear, Double radiator.

Bedroom four 7'3" x 7'9" (2.23 x 2.38)
Flexible space which could be used as a small bedroom or study/office space. carpeted floor, uPVC window to side, fitted shutters, Radiator, Cupboard housing combination boiler

Bathroom 7'1" x 6'8" (2.17 x 2.05)
Bath with thermostatic rain shower over and glass shower screen. Pedestal basin with chrome mixer tap. Low-level WC. Fully tiled walls and floor. chrome heated towel rail. Obscured. uPVC window to side. Storage cupboard. Rear loft access.

Bedroom five 13'6" x 18'2" (4.12m x 5.56m)
Fantastic space with carpeted floor, radiator, storage in eaves, double glazed roof window to first, uPVC double glazed French doors to "Juliet" balcony

Shower room 7'10" x 10'0" (2.41m x 3.06m)
Free standing roll-top bathtub, mixer tap, low level WC, pedestal wash hand basin, walk in shower cubicle, fitted rain head shower, fully tiled floor, part tiled walls, radiator, uPVC double glazed window, extractor fan

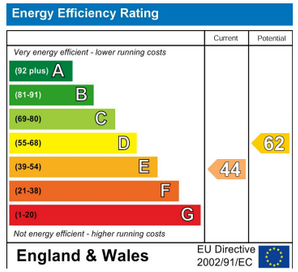
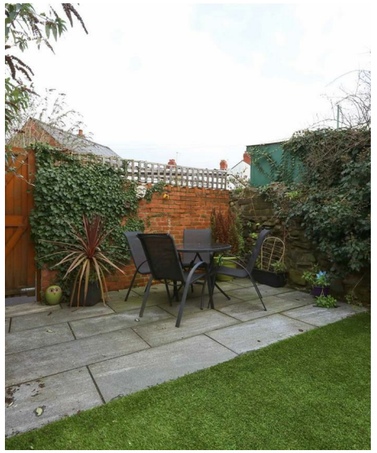
Rear garden
Low-maintenance East facing garden with attractive patio areas and AstroTurf lawn. A mixture of original brick and stone walls. Gate to rear lane. Garden light and outside tap.

Council Tax
Band F

School catchment
Marlborough Primary School (year 25-26)
Cardiff High School (year 25-26)
Ysgol Y Berllan Deg (year 25-26
Ysgol Gyfun Gymraeg Bro Edern (year 25-26)

This is subject to availability and change

Tenure
Freehold, but this is to be confirmed by your solicitor


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
44
62
England & Wales
EU Directive 2002/91/EC