



BANGOR STREET

ROATH





BANGOR STREET

ROATH, CF24 3LQ - £490,000



4 bedroom(s)



1 bathroom(s)



1690.00 sq ft

Jeffrey Ross are pleased to bring to the market this charming four bedroom family home in a sought after location. Situated just off Wellfield road this family home benefits from lounge, Study / playroom, kitchen / breakfast room, dining room, utility room and W.C to the ground floor, to the first floor there are three double bedrooms and a study as well as access to a nicely converted loft room. Outside there is a recently landscaped rear garden with patio, decking, boarder and shed. Situated in the treelined road Bangor street is at the back of Wellfield road, a short walk to local shops, parks, amenities, schools and Cardiff City centre.

*** Cardiff High catchment ***

PROPERTY SPECIALIST

Mrs Amanda Trinder

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Senior valuer







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALL

LOUNGE

STUDY / PLAY ROOM

KITCHEN

DINING ROOM

W.C

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

GARDEN

TENURE

Freehold- To be confirmed by your legal advisor

COUNCIL TAX

Band F

SCHOOL CATCHMENT

Roath Park Primary School
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *



“ Beautifully presented period home in sought after location with excellent school catchment area.

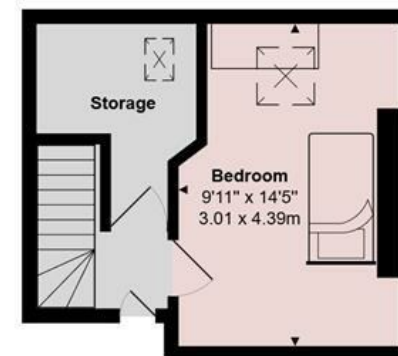
Comments by Mrs Amanda Trinder “



Bangor Street

Total Area: 1609 ft² ... 149.4 m²

All measurements are approximate and for display purposes only



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Jeffrey Ross