

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Kelvin Road

ROATH PARK



*A great property, full of character & features.
Located just off the Park, as well as close to
local shops & schools.*

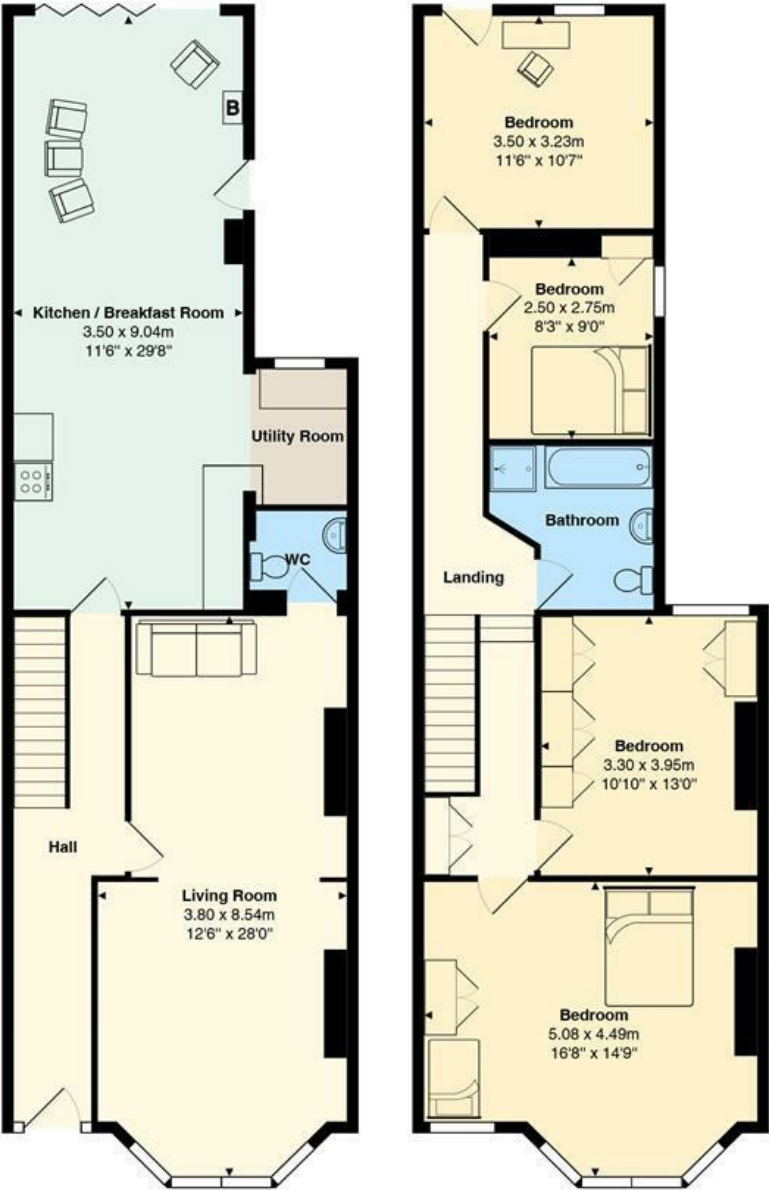
Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreygross.co.uk

Kelvin Road



Total Area: 152.1 m² ... 1637 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Kelvin Road

Roath Park, Cardiff, CF23 5ET

Offers Over
£550,000

 4 Bedroom(s)  1 Bathroom(s)  1614.60 sq ft



Contact our
Penylan Branch
02920 499680

* OFFERS OVER £550,000 *

We are pleased to offer for sale this characterful and spacious property located just off Ninian road. This period home has lots of space and potential, offering an entrance hall with original tiled floor and coving, knocked through lounge diner, WC, and fantastic size open plan kitchen diner with full height bi-folding doors to the garden. Upstairs there is a landing, four great size bedrooms and bathroom. Outside you will find a garden and garage with lane access and a South East aspect.

The property is located within fantastic school catchment, and close to local parks and shops, making this a super family home. Offered with NO ONWARD CHAIN



Hall	Tenure Freehold, but this is to be confirmed by your solicitor
Lounge diner	School catchment Roath Park Primary School (year 2026)
WC	Cardiff High School (year 2026)
Kitchen diner	Ysgol Y Berllan Deg (year 2026)
Landing	Ysgol Bro Ederyn (year 2026) * subject to change and availability
Bedroom 1	Council tax Band G
Bedroom 2	
Bathroom	
Bedroom 3	
Bedroom 4	
Garden	
Garage	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

