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CARDIFF VALE CAERPHILLY BRISTOL



# Ambleside Avenue

ROATH PARK



*This has to be one of the best value for money family homes in Roath Park/ Roath*

Comments by Mrs Amanda Trinder




**Property Specialist**

Mrs Amanda Trinder

Senior valuer

amanda@jeffreyross.co.uk





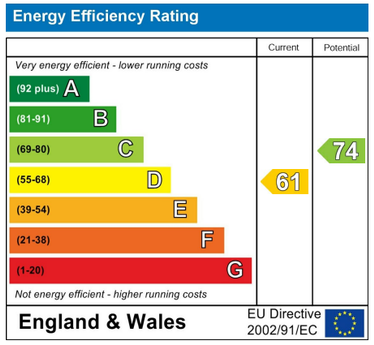

*Immaculate Five Bedroom Family Home With Double Garage.*

Comments by the Homeowner










**Entrance Hall**

**Lounge 13'7" x 15'0" ( 4.15 x 4.58m)**

**Kitchen / Dining Room 20'1" x 14'2" (6.13m x 4.32m )**

**Play Room 8'11" x 15'10" (2.73m x 4.84m )**

**Utility room 3'2" x 6'7" (0.99m x 2.02m )**

**Ground Floor W.C 2'3" x 6'5" (0.70m x 1.98m)**

**Landing**

**Bedroom One 12'2" x 14'11" (3.73m x 4.57m )**

**Bedroom Two 11'1" m x 14'6" (3.38 m x 4.43m )**

**Bedroom Three 7'8" x 7'7" (2.34m x 2.33m)**

**Bathroom 8'3" x 7'3" (2.53m x 2.21m)**

**Bedroom Four 10'11" x 14'7" (3.35m x 4.45m)**

**Bedroom Five 10'6" x 10'9" (3.21m x 3.28m )**

**Shower Room 5'2" x 10'7" (1.59m x 3.25m )**

**Garden**

**Double Garage**

**Tenure**

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

**Council Tax**

Band F

**School Catchment**

Rhydypenau Primary School (year 2024-25)
Cardiff High School (year 2024-25)

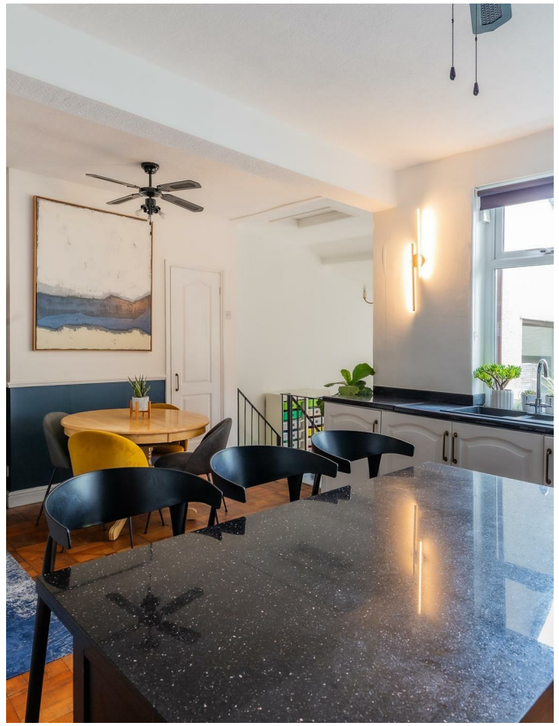
Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *

**Additional Information**

Information on the house
- Extension completed in Summer 2019 (which added 2 bedrooms, 1 bathrooms, new boiler and new roof for the main part of the house)
- New garden with outdoor lights completed August 2022
- New drive that fits 4 cars on completed November 2023







# Ambleside Avenue

*Roath Park, Cardiff, CF23 5PX*

Asking Price

£525,000

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



Contact our
*Penylan Branch*
02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented FIVE bedroom family home with a double garage in a sought after location in Roath / Roath Park. The property briefly comprises of entrance hall, lounge, open plan kitchen / dining room, Family / Play Room, utility room and W.C to the ground floor, to the first floor there are two double bedrooms and a single bedroom as well as a family bathroom and stairs leading to the second floor. The top floor of the property has been dormered to accommodate a further two double bedrooms and modern shower room.
Outside there is an enclosed rear and side garden with side access, double garage and a drive for approx four cars.
Within catchment of Rhydypenau Primary and Cardiff High School. Situated within a short walk to Roath park boating lake, local shops, parks and amenities as well as Cardiff city Centre.

