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CARDIFF

VALE

CAERPHILLY

BRISTOL

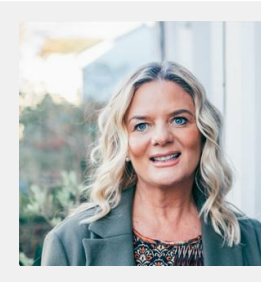


Pen-y-Wain Road

ROATH



Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

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Detached period family home in the heart of Roath with a detached garage.



Comments by the Homeowner





Pen-Y-Wain Road

Roath, Cardiff, CF24 4GD

Offers Over

£400,000



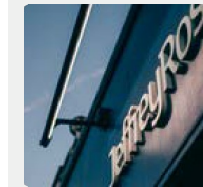
3 Bedroom(s)



1 Bathroom(s)



1452.00 sq ft



Contact our
Penylan Branch

02920 499680

*** Offers Over £400,000 *** Jeffrey Ross are pleased to bring to the market this delightful detached home in the heart of Roath. The property benefits from entrance hall, basement, lounge, formal dining room, utility-room / lean too, W.C and large kitchen / breakfast-room to the ground floor, to the first floor there are three double bedrooms, shower room and separate W.C, there is also access to the loft from the bathroom.

Boasting lots of original features throughout after some updating this would make a perfect family home. Outside there is an enclosed rear garden with access to the side and rear and detached garage with up and over door and access to the gated side lane.

Situated within close proximity to local shops, parks and amenities as well as a short walk to Cardiff City Centre. Boasting lots of original features throughout.

*** Chain Free ***

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Entrance hall	Bathroom 6'0" x 9'1" (1.83m x 2.79m)
Lounge 12'7" x 15'4" m (3.84m x 4.68 m)	First floor W.C
Dining Room 25'4" x 16'2" (7.74m x 4.93m)	Garden
Lobby / Conservatory 12'2" x 5'1" (3.71m x 1.56m)	Garage
Kitchen / Breakfast Room 12'0" x 18'2" (3.68m x 5.54m)	Tenure Freehold - This is be confirmed with your legal advisor
Ground Floor W.C 4'10" x 4'5" (1.48m x 1.36m)	Council Tax Band G
Landing	School Catchment Roath Park Primary School (year 2024-25) Cardiff High School (year 2024-25)
Bedroom One 16'4" x 15'3" (5.00m x 4.66m)	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom Two 25'6" x 17'2" (7.79m x 5.24m)	* Subject to availabilty *
Bedroom Three 11'10" x 11'10" (3.63m x 3.63)	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	45	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

