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CARDIFF

VALE

CAERPHILLY

BRISTOL



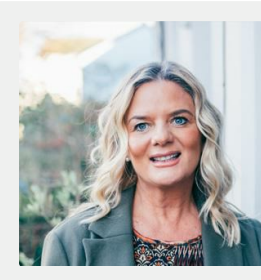
Fairoak Road

ROATH PARK



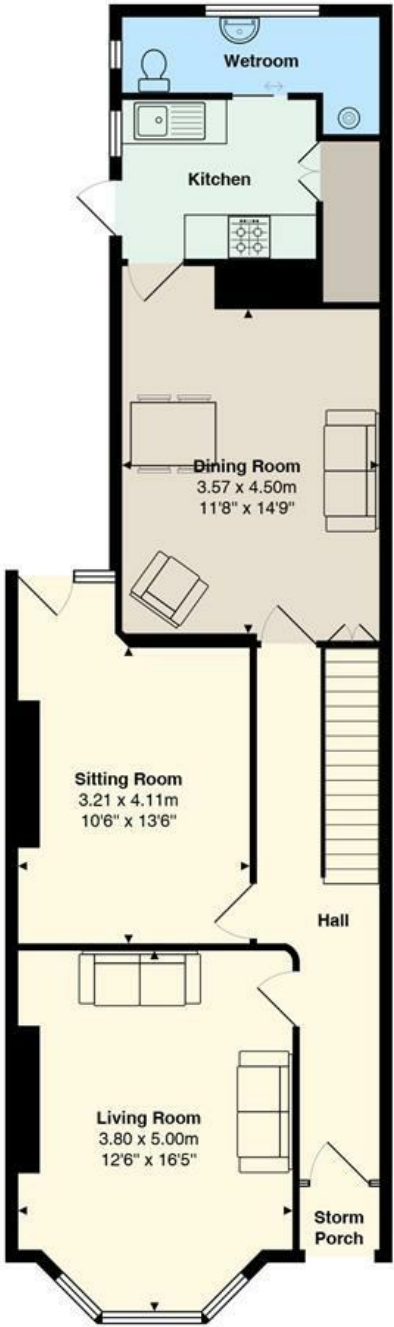
Five DOUBLE BEDROOMS - Cardiff High Catchment

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

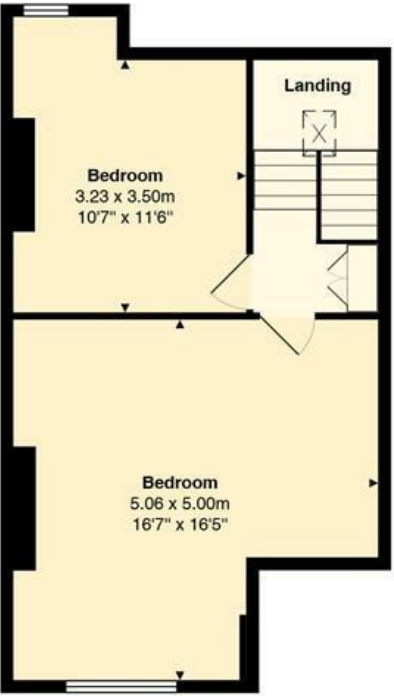
amanda@jeffreycross.co.uk



Fairoak Road

Total Area: 188.9 m² ... 2034 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Fairoak Road

Roath park, Cardiff, CF23 5HH

£440,000

 5 Bedroom(s)  2 Bathroom(s)  2034.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey ross are pleased to bring to the market this immaculate five double bedroom home. The property benefits from entrance hall, lounge, sitting room, dining room and kitchen to the ground floor as well as a wet room with W.C, to the first floor there are three double bedrooms, one currently used as a kitchen, family bathroom and separate W.C and to the second floor there are an additional two double bedrooms. Outside there is an enclosed well maintained rear garden with lane access.

Situated in a prime location with close proximity to local Parks . shops amenities as well as Cardiff city Centre.





Entrance Hal	Second Floor
Lounge 12'6 x 16'5 (3.81m x 5.00m)	Bedroom Four 16'7 x 16'5 (5.05m x 5.00m)
Sitting Room 10'6 x 13'6 (3.20m x 4.11m)	Bedroom Five 10'7 x 11'6 (3.23m x 3.51m)
Dining Room 11'8 x 14'9 (3.56m x 4.50m)	Garden
Kitchen	Tenure
Wetroom	Freehold - This is to be confirmed with your legal representative.
Landing	School Catchment
Bedroom One 16'5 x 16'5 (5.00m x 5.00m)	Rhydypenau Primary School Cardiff High School (year 2025-26)
Bedroom Two 10'06 x 13'5 (3.20m x 4.09m)	Ysgol Y Berllan Deg (year 2025-26) Ysgol Gyfun Gymraeg Bro Edern (year 2025-26)
Bedroom Three / Kitchen 11'8 x 12'3 (3.56m x 3.73m)	* Subject to Availability *
Bathroom	
W.C	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

