



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Albany Road*



Four bedroom period home with four bathrooms in prime location.

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
 Senior valuer  
 amanda@jeffreycross.co.uk

### Albany Rd, Penylan, CRF

Main Building: Total Exterior Area 2192.46 sq ft



Ground Floor

1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Comments by the Homeowner





# Albany Road

, Cardiff, CF24 3NU

£540,000



4 Bedroom(s)



4 Bathroom(s)



1947.00 sq ft



Contact our  
**Penylan Branch**

02920 499680



Jeffrey Ross are pleased to bring to the market this spacious immaculately presented family home in the sought after area of Roath. The property benefits from entrance hall, front reception room with access to ground floor second reception en-suite, open plan kitchen / dinner / day room, ground floor W.C and utility room, on the first floor there are a further four bedrooms two with en-suites and a family bathroom. Outside there is a good sized garden with rear lane access. Located a short walk from Wellfield & Albany rd high streets, as well as a selection of local parks such as Waterloo Gardens and Roath Park. You are also well positioned to get in and out of the city centre, onto the M4 and within great school catchments like Marlborough road & Cardiff high school.



Entrance Hall	Bedroom Two 11'10 x 13'11 (3.61m x 4.24m)	Band G
Lounge 13'3 x 15'10 (4.04m x 4.83m )	Bedroom Three 12'6 x 10'11 (3.81m x 3.33m)	
Sitting Room 11'10 x 13'11 (3.61m x 4.24m )	En-Suite	
Shower Room 5'2 x 12'3 (1.57m x 3.73m)	Bedroom Four 9'2 x 10'7 (2.79m x 3.23m)	
Kitchen	Garden	
Utility Room	Garage	
W.C	Detached single garage	
Family Room 12'2 x 14'6 (3.71m x 4.42m)	Tenure	
Landing	Freehold - To be confirmed by your legal advisor	
Bedroom One 18'2 x 15'10 (5.54m x 4.83m)	School Catchment	
En-Suite	Marlborough Primary School Cardiff High School	
	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern * To be confirmed by your legal advisor *	
	Council Tax	

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(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	

