



*Winian Road*

ROATH PARK



*A very impressive and spacious family home, with a lovely mix of old and new. Check out that kitchen diner !!!*

Comments by Mr Ramzy Bancroft



**Property Specialist**

Mr Ramzy Bancroft

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Comments by Homeowner



# Ninian Road

*Roath Park, Cardiff, CF23 5ER*

Asking Price

**£740,000**



5 Bedroom(s)



2 Bathroom(s)



2253.00 sq ft



Contact our  
***Penylan branch***

02920 499680

Recently Renovated Period Town House on Ninian Road

We are delighted to offer for sale this recently renovated period town house, offering a spacious and versatile family home that beautifully combines original character with modern living.

Arranged over three floors, the property provides a flexible layout ideal for growing families. The accommodation briefly comprises a grand entrance hall with an original tiled floor, a comfortable lounge, middle reception room, and a stunning open-plan kitchen/diner featuring a newly fitted kitchen. The ground floor is further complemented by a useful pantry, utility room and WC.

To the first and second floors are four generous double bedrooms, a separate WC, a luxurious family bathroom and a modern en-suite shower room, providing excellent accommodation for family living.

Externally, the property benefits from a low-maintenance rear garden with convenient lane access, offering a private outdoor space that is easy to maintain.

The property is ideally positioned on Ninian Road, providing excellent access to a range of local amenities, independent coffee houses and the high street. The popular Roath Park Lake and surrounding parks are also within easy reach. The University Hospital of Wales is a short walk away, while the property is within catchment for highly sought-after schools, including Roath Park Primary School and Cardiff High School. With its blend of period charm, contemporary improvements, generous accommodation and excellent location, this is a fantastic opportunity to acquire a superb family home in a highly desirable area.











CARDIFF

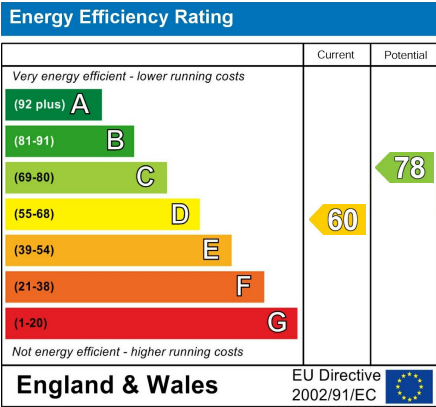
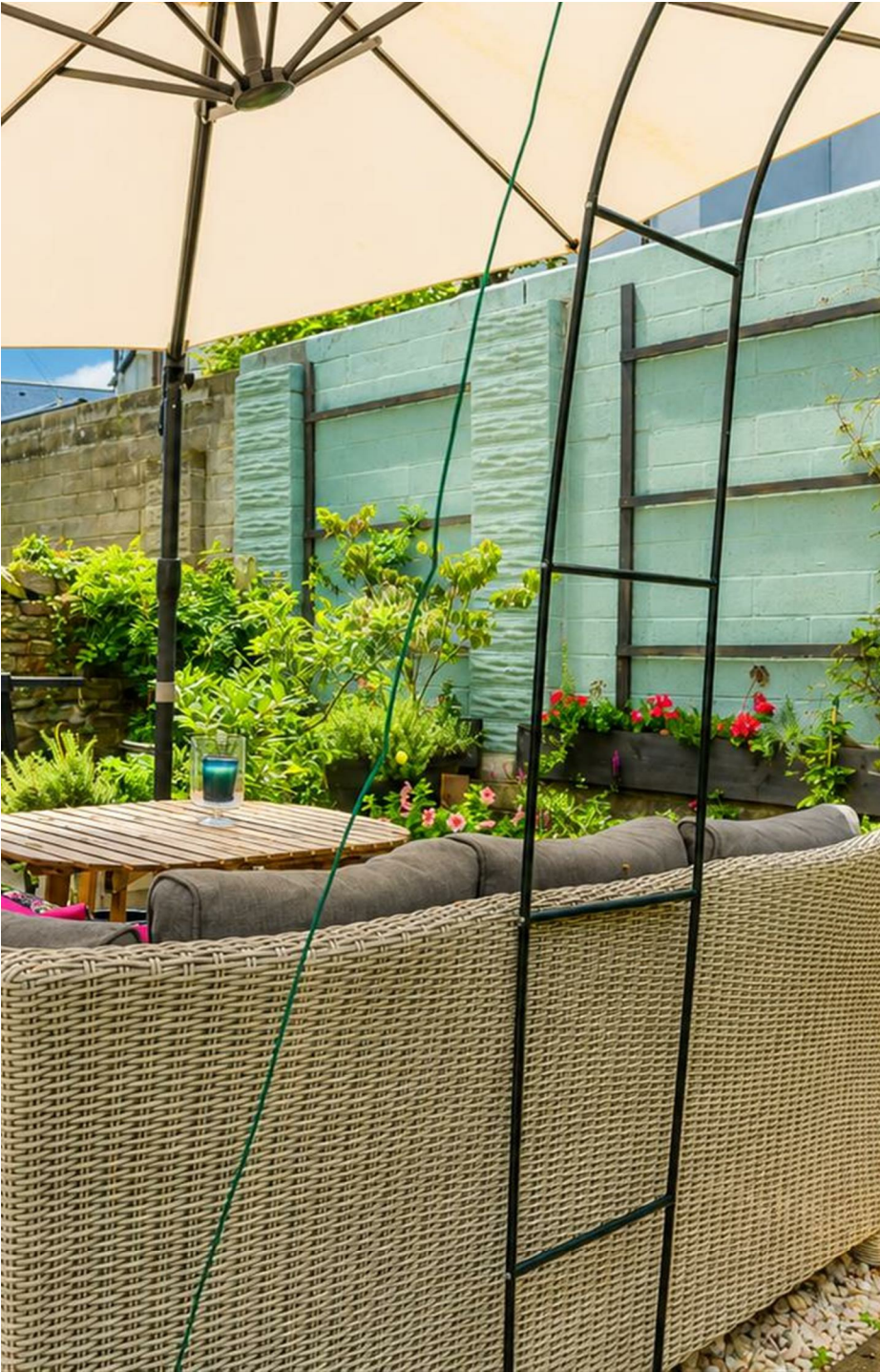
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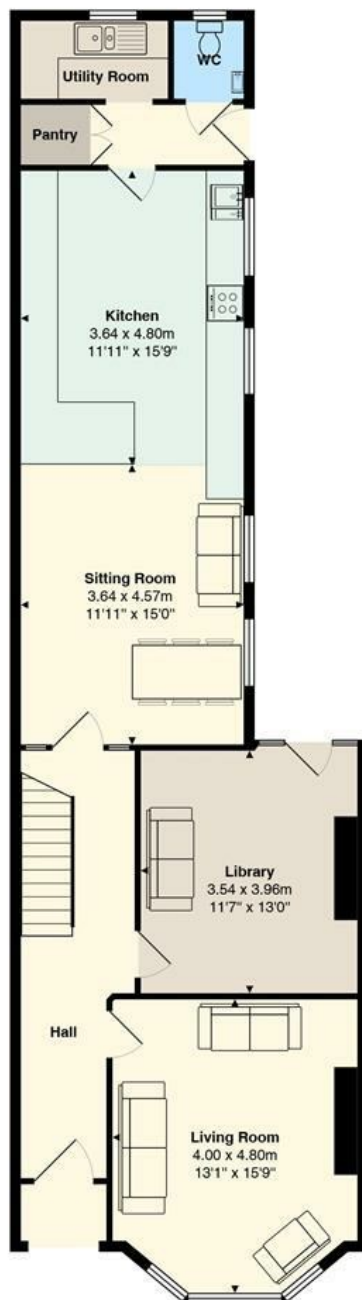
BRISTOL

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|                                                  |                                                                          |
|--------------------------------------------------|--------------------------------------------------------------------------|
| Entrance hall                                    | Tenure                                                                   |
| Lounge 13'1" x 15'8" (4.00m x 4.80m)             | Freehold, but this is to be confirmed by your solicitor                  |
| Library 11'7" x 12'11" (3.54m x 3.96m )          | Council tax                                                              |
| Open plan Kitchen 11'11" x 15'8" (3.64m x 4.80m) | Band - H                                                                 |
| Sitting / dining area                            | School catchment                                                         |
| Pantry                                           | Roath Park Primary School (year 2026)<br>Cardiff High School (year 2026) |
| Utility Room                                     | Ysgol Y Berllan Deg (year 2026)<br>Ysgol Bro Ederyn ( year 2026 )        |
| WC                                               | * subject to change and availability                                     |
| Landing                                          |                                                                          |
| Bedroom 1 18'0" x 15'8" (5.50m x 4.80m)          |                                                                          |
|                                                  |                                                                          |
| Bedroom 2 11'8" x 12'11" (3.56m x 3.96m)         |                                                                          |
| WC                                               |                                                                          |
| Bathroom                                         |                                                                          |
| Bedroom 3 11'11" x 14'7" (3.64m x 4.46m)         |                                                                          |
| Second floor landing                             |                                                                          |
| Bedroom 4 19'0" x 26'2" (5.80m x 8.00m)          |                                                                          |
| Ensuite Shower room                              |                                                                          |
| Garden                                           |                                                                          |



## Ninian Road

Total Area: 209.3 m<sup>2</sup> ... 2253 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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V A L E

C A E R P H I L L Y

B R I S T O L