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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Kelvin Road*

ROATH PARK



*A great property, full of character & features. Located just off the Park, as well as close to local shops & schools.*

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner

Kelvin Road



Total Area: 152.1 m<sup>2</sup> ... 1637 ft<sup>2</sup>

All measurements are approximate and for display purposes only



# Kelvin Road

*Roath Park, Cardiff, CF23 5ET*

Offers Over

**£550,000**



4 Bedroom(s)



1 Bathroom(s)



1614.60 sq ft



Contact our  
***Penylan Branch***

02920 499680

\* OFFERS OVER £550,000 \*

We are pleased to offer for sale this characterful and spacious property located just off Ninian road. This period home has lots of space and potential, offering an entrance hall with original tiled floor and coving, knocked through lounge diner, WC, and fantastic size open plan kitchen diner with full height bi-folding doors to the garden. Upstairs there is a landing, four great size bedrooms and bathroom. Outside you will find a garden and garage with lane access and a South East aspect.

The property is located within fantastic school catchment, and close to local parks and shops, making this a super family home. Offered with NO ONWARD CHAIN





<b>Hall</b>	<b>Tenure</b> Freehold, but this is to be confirmed by your solicitor
<b>Lounge diner</b>	<b>School catchment</b> Roath Park Primary School (year 2026)
<b>WC</b>	Cardiff High School (year 2026)
<b>Kitchen diner</b>	Ysgol Y Berllan Deg (year 2026)
<b>Landing</b>	Ysgol Bro Ederyn (year 2026) * subject to change and availability
<b>Bedroom 1</b>	<b>Council tax</b> Band G
<b>Bedroom 2</b>	
<b>Bathroom</b>	
<b>Bedroom 3</b>	
<b>Bedroom 4</b>	
<b>Garden</b>	
<b>Garage</b>	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(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	

