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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Albany Road*

ROATH



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

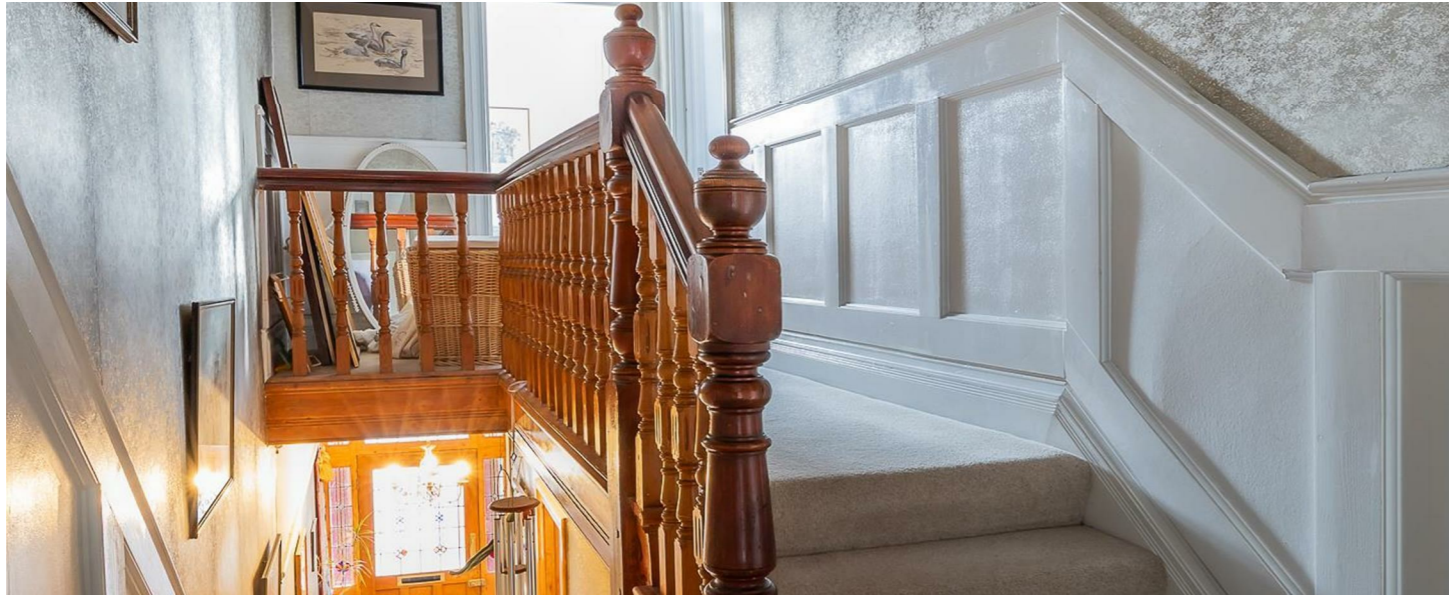
1st Floor



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

Roath, Cardiff, CF24 3NU

£530,000



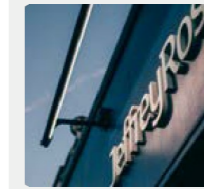
4 Bedroom(s)



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.



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Entrance Hall	Bedroom Two 11'10 x 13'11 (3.61m x 4.24m)
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	Tenure
W.C	Freehold - To be confirmed by your legal advisor
Family Room 12'2 x 14'6 (3.71m x 4.42m)	School Catchment
Landing	Marlborough Primary School Cardiff High School
Bedroom One 18'2 x 15'10 (5.54m x 4.83m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern * To be confirmed by your legal advisor *
En-Suite	Council Tax
	Band G









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	

