

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



AMESBURY ROAD  
ROATH





HALL

LOUNGE

DINING AREA

KITCHEN AREA

UTILITY AREA

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

BEDROOM 3

LOFT BEDROOM

ENSUITE

GARDEN

TENURE

Freehold , but this is To be confirmed by your legal advisor

COUNCIL TAX

Band F

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to availability \*










## AMESBURY ROAD

ROATH, CF23 5DX - £475,000

 4 Bedroom(s)  2 Bathroom(s)  1445.00 sq ft

### \* NO CHAIN \*

We are pleased to offer for sale this pretty and extended 4 bedroom period home for sale. This end of terrace property is full of original charm and character with original floors, fireplaces and stained glass. Offering a bright entrance hall, front lounge, open plan lounge dining room with patio doors to the garden. Upstairs there are three bedrooms and family bathroom, with a further loft bedroom with ensuite shower room. The property also has an enclosed rear garden, built in storage and side access. Located on Amesbury Road in Penylan, you are just minutes walk to local Parks and shops such as Waterloo Gardens & Wellfield Road, as well as within popular school catchment such as Marlborough Rd Primary, making this a great family home.

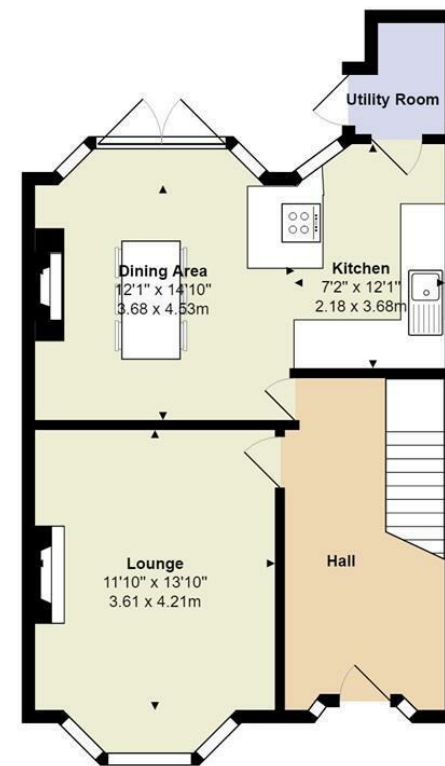


### PROPERTY SPECIALIST

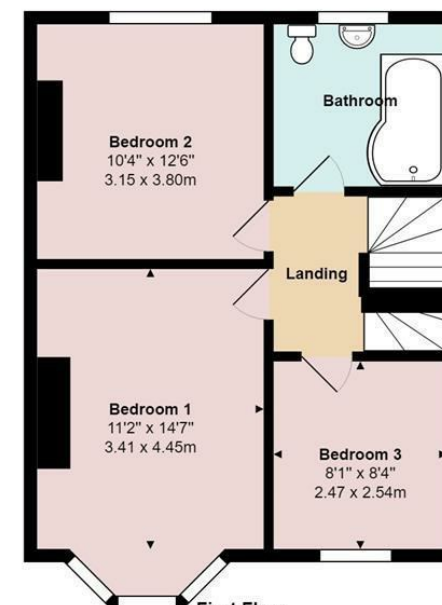
Mr Ramzy Bancroft  
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Branch manager







Ground Floor



First Floor



Second Floor

Total Area: 1445 ft² ... 134.3 m²

All measurements are approximate and for display purposes only



Amesbury Road, Penylan, Cardiff



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