



TIMBERS SQUARE

ROATH









## TIMBERS SQUARE

ROATH, CF24 3SH - ASKING PRICE £495,000



3 bedroom(s)



2 bathroom(s)



1195.00 sq ft

“A beautifully renovated period home located on the highly sought-after Timbers Square, a quiet no-through road just 400m from Waterloo Gardens and the vibrant amenities of Pen-y-lan.

This exceptional three-bedroom property has been thoughtfully modernised throughout, offering a stylish and versatile living space ideal for contemporary family life. At the heart of the home is a stunning open-plan kitchen, dining, and living area, complete with a large island with seating, dedicated dining space, roof lantern and full-width bifold doors that open onto the rear garden, creating a light-filled and sociable setting.

Further accommodation includes a separate front reception room with bespoke shutters and desk area, a spacious entrance hall with under-stairs WC, and three generously proportioned bedrooms served by a sophisticated family bathroom. Externally, the property enjoys off-street parking for up to three vehicles, a low-maintenance landscaped rear garden with patio and artificial lawn, and a garage with vaulted roof. Planning permission is in place for a loft conversion, offering future potential.”

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**

Ramzy@jeffreygross.co.uk

02920 499680

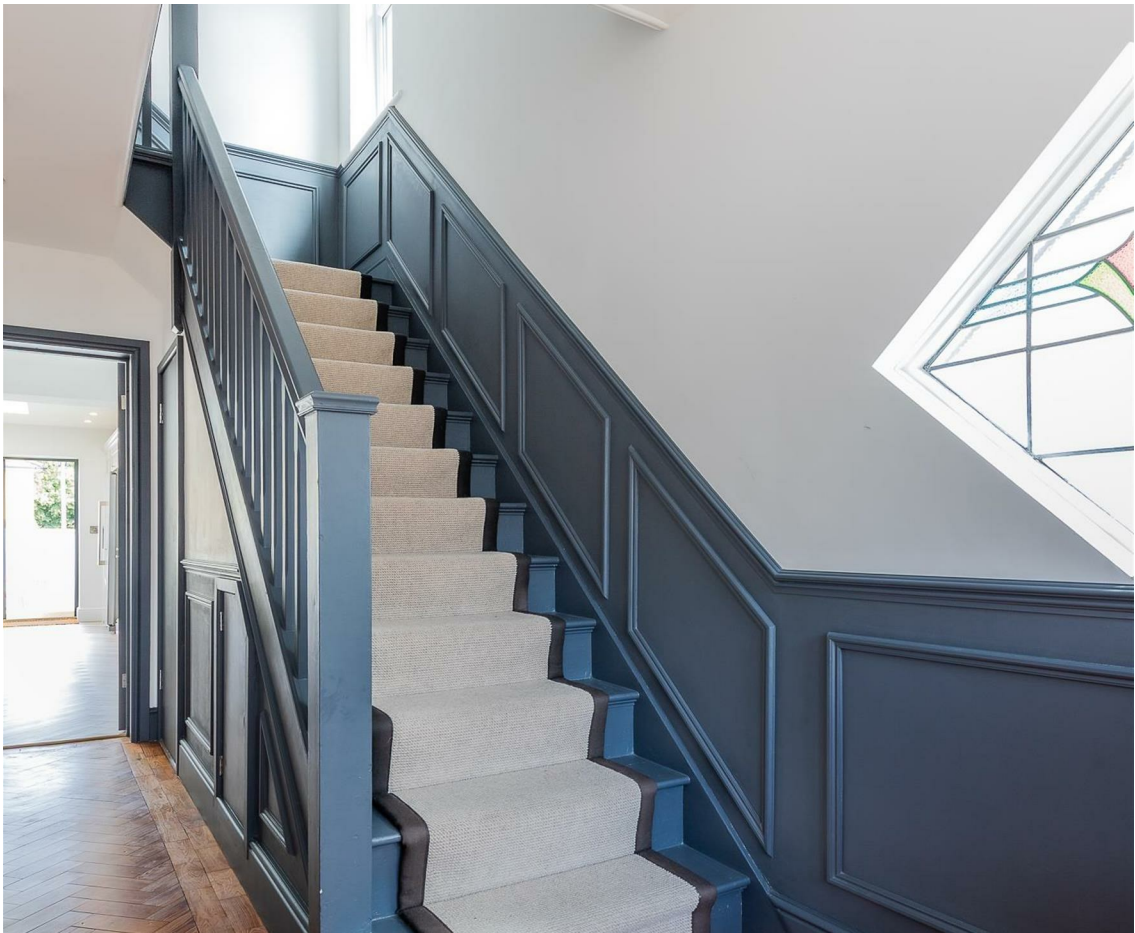
Branch manager











### Energy Efficiency Rating

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

































**HALL**

**WC**

**KITCHEN LIVING**

5.69m x 7.16m (18'8" x 23'6")

**LOUNGE**

3.76m x 3.61m (12'4" x 11'10")

**LANDING**

**BEDROOM 1**

3.38m x 3.56m (11'1" x 11'8")

**BEDROOM 2**

3.38m x 3.86m (11'1" x 12'8")

**BEDROOM 3**

2.36m x 2.90m (7'9" x 9'6")

**BATHROOM**

2.36m x 2.69m (7'9" x 8'10")

**GARDEN**

**DRIVEWAY & GARAGE**

**TENURE**

Freehold- To be confirmed by your legal advisor

**COUNCIL TAX**

Band F

**SCHOOL CATCHMENT**

Marlborough Primary School

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25

\* Subject To Availability \*





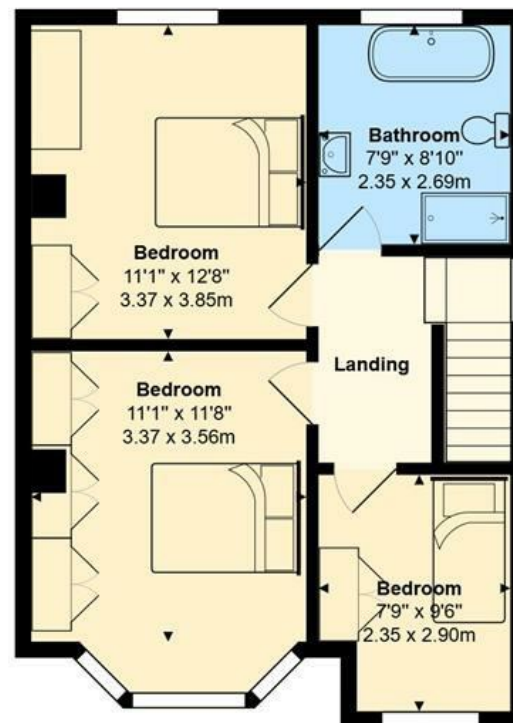
“ One of the best 3 bed homes we have  
ever marketed in Roath !

”  
Comments by Mr Ramzy Bancroft





## Timbers Square



Total Area: 1195 ft² ... 111.0 m²

All measurements are approximate and for display purposes only



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

Jeffrey Ross