



JeffreyRoss Draft Description and photos for approval.

JR

19 Plasnewydd Road, Roath, Cardiff, CF24 3EN Asking Price £260,000

Located in Roath in the vibrant city of Cardiff, this charming traditional mid-terrace house offers a delightful blend of comfort and style. Spanning an impressive 1,097 square feet, the property features two spacious double bedrooms, perfect for families or those seeking extra space for guests. Additionally, a versatile loft room provides an excellent opportunity for a home office, playroom, or extra storage. Upon entering, you are welcomed into a cosy lounge that exudes warmth and character, making it an ideal space for relaxation or entertaining friends. The fitted kitchen is both functional and inviting, providing ample room for culinary creativity. One of the standout features of this property is the south-westerly facing rear garden, which basks in sunlight throughout the day. This outdoor space is perfect for enjoying summer barbecues, gardening, or simply unwinding in a tranquil setting. With its prime location in Cardiff, this home is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for both first-time buyers and those looking to invest in a thriving area. This property truly embodies the essence of comfortable living in a sought-after neighbourhood. Don't miss the opportunity to make this lovely house your new home.

Tenure

Freehold- To be confirmed by your legal advisor

Council Tax

Band D

School Catchment

Albany Primary School (year 2024-25)

Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

EPC

Awaiting

Broadband & Mobile

Broadband up to 1800 Mbps & Mobile signal is likely.



