

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

PARTRIDGE ROAD  
ROATH







#### ENTRANCE HALL

#### LOUNGE

5.54m x 3.89m (18'2" x 12'9")

#### WC

1.88m x 1.73m (6'2" x 5'8")

#### UTILITY ROOM

3.43m x 2.46m (11'3" x 8'1")

#### KITCHEN

3.23m x 4.72m (10'7" x 15'6")

#### FAMILY ROOM

3.28m x 2.64m (10'9" x 8'8")

#### DINING ROOM

3.28m x 1.88m (10'9" x 6'2")

#### LANDING

#### BEDROOM ONE

5.49m x 3.94m (18' x 12'11")

#### BEDROOM TWO

3.53m x 3.99m (11'7" x 13'1")

#### BEDROOM THREE

3.20m x 2.03m (10'6" x 6'8")

#### SHOWER ROOM

2.13m x 2.51m (7' x 8'3")

#### STAIRWAY LEADING TO

#### BEDROOM FOUR

3.28m x 3.96m (10'9" x 13')

#### BEDROOM FIVE

3.53m x 4.01m (11'7" x 13'2")

#### BATHROOM

2.08m x 3.00m (6'10" x 9'10")










## PARTRIDGE ROAD

ROATH, CF24 3QX - £550,000

 5 Bedroom(s)
  2 Bathroom(s)
  1861.00 sq ft

\*\*\* Asking price £550,000 \*\*\* Jeffrey Ross are pleased to bring to the market this immaculate three story, five bedroom period home within walking distance to Cardiff City Centre. The property benefits from entrance hall, lounge, modern kitchen, family / dining room, utility room and w.c to the ground floor and to the first floor there are three bedrooms and a modern shower room, to the second floor there is an additional two bedrooms and a modern family bathroom. Outside there is an enclosed rear garden with patio and lawn. This home has been lovingly restored throughout by the current owners to a very high standard.

See below JR VR Tour

[https://youriguide.com/20\\_partridge\\_rd\\_roath\\_crf\\_gb](https://youriguide.com/20_partridge_rd_roath_crf_gb)



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyyross.co.uk  
Senior valuer







Partridge Road, Roath, Cardiff

## Partridge Rd, Roath, CRF

Main Building: Total Interior Area 1924.17 sq ft



Ground 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.

iGUIDE



1st Floor



2nd Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	