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CARDIFF

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Tydfil Place

ROATH PARK



A stunning family home full of space, character and charm

Comments by Mr Ramzy Bancroft



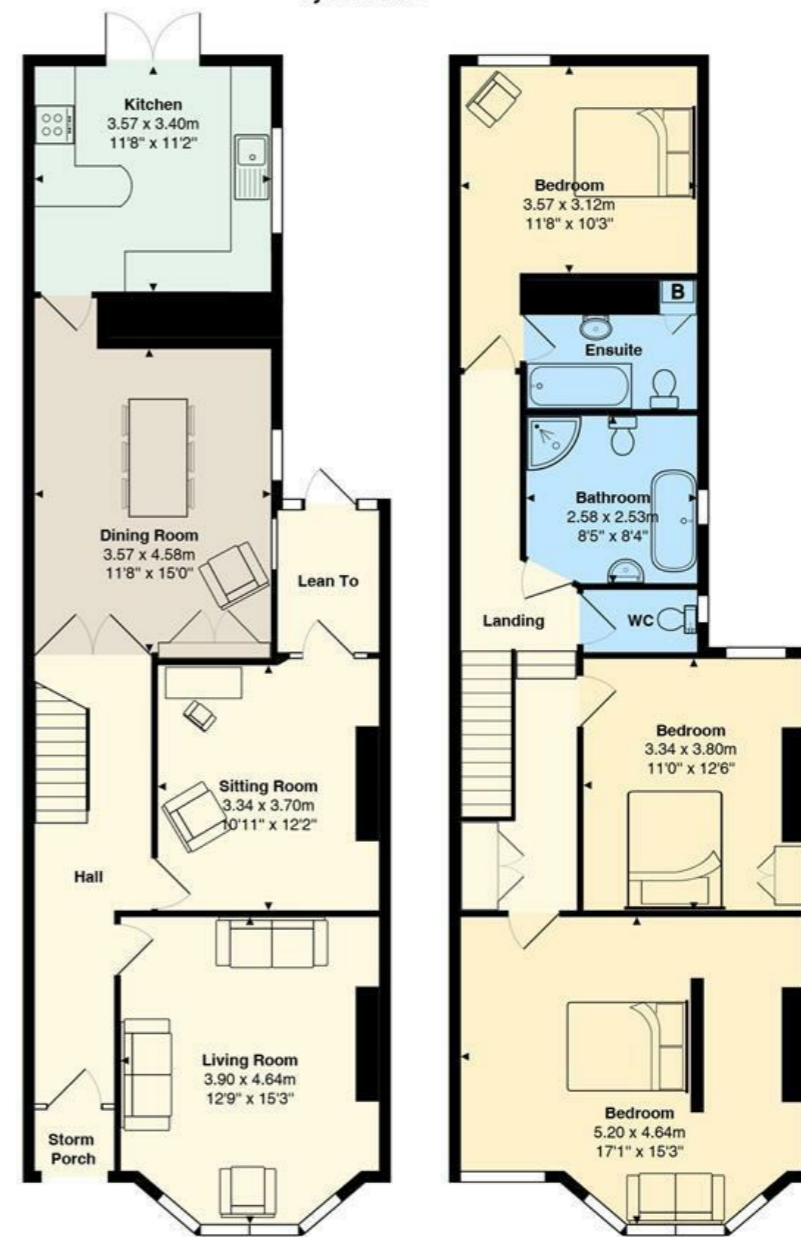
Property Specialist
Mr Ramzy Bancroft
 Branch manager

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Comments by the Homeowner

Tydfil Place



Total Area: 145.8 m² ... 1570 ft² (excluding lean to)

All measurements are approximate and for display purposes only



Tydfil Place

Roath Park, Cardiff, CF23 5HP

Offers Over

£575,000



3 Bedroom(s)



2 Bathroom(s)



1906.00 sq ft



Contact our
Penylan Branch

02920 499680

OFFERS OVER £575,000

Nestled in the charming area of Roath Park, Cardiff, Tydfil Place presents an exceptional opportunity to acquire a delightful mid-terrace house that beautifully combines period features with modern living. Spanning nearly 2000 ft², this property boasts fantastic family space. Briefly comprising an impressive period entrance hall, three reception rooms and well appointed kitchen to the ground floor. Upstairs there are three spacious bedrooms, Ensuite shower room, bathroom and separate WC. Outside is a lovely landscaped garden with a sunny aspect. This property is ideally situated in a sought-after neighbourhood & close proximity to local amenities, parks, and excellent schools, making this an ideal family home.



Entrance Hall	Ensuite
Reception One 13'0" x 15'10" (3.98 x 4.84)	Loft Room
Reception Two 9'11" x 12'5" (3.03 x 3.81)	Garden
Lean to	Tenure Freehold - This is to be confirmed with your legal representative.
Reception Three 11'1" x 15'4" (3.40 x 4.69)	School Catchment Area Roath Park Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Bro Ederyn (year 2026) * subject to change and availability
Kitchen 11'0" x 11'3" (3.36 x 3.44)	Council Tax Band G
Landing	
Bedroom One 17'1" x 15'6" (5.23 x 4.74)	
Bedroom Two 10'11" x 12'9" (3.34 x 3.91)	
W.C	
Bathroom 7'5" x 7'7" (2.27 x 2.33)	
Bedroom Three 11'2" x 11'5" (3.41 x 3.48)	
Double glazed window to rear, central heating radiator, ensuite.	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

