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*Tydfil Place*

ROATH PARK





A great example of a grand period house, with a lovely mix of modern and traditional features

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



"A super period house completely renovated from top to bottom"

Comments by the Homeowner







# Tydfil Place

*Roath Park, Cardiff, CF23 5HP*

Asking Price

£625,000



4 Bedroom(s)



2 Bathroom(s)



1759.00 sq ft



Contact our  
*Penylan Branch*  
02920 499680

Situated Just off Roath Park, is this beautifully renovated mid-terrace house on Tydfil Place. Offering a perfect blend of modern living and traditional comfort. Spanning an impressive 1,759 square feet, this property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an impressive period entrance hall with original tiled floors, front lounge with feature fireplace, sitting/ dining room, WC & utility room. There is also a beautiful open plan kitchen diner with bi-folding doors. Upstairs there are 4 great size bedrooms with an ensuite shower room and dressing room, plus a stunning family bathroom.

One of the standout features of this home is the landscaped garden & option of PARKING OFF ROAD available at the rear, The location is particularly appealing, as it is situated close to the picturesque Roath Park, local shops and highly desirable schools.

This property is not only a delightful residence but also a wonderful opportunity to embrace a vibrant community lifestyle in Cardiff. With its thoughtful renovations and prime location, Tydfil Place is a must-see for anyone looking to make a new home in this lovely part of the city.

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Hall	Ensuite shower room
Lounge 12'9" x 15'3" (3.89m x 4.65m)	Loft bedroom 10'6" x 13'7" (3.20m x 4.14m)
Dining/ sitting room 10'11" x 12'6" (3.33m x 3.81m)	WC
Kitchen diner 10'8" x 29'1" (3.25m x 8.86m)	Garden
WC & utility area	Parking/ Roller shutter
Landing	Tenure
Bedroom 1 16'3" x 15'4" (4.95m x 4.67m)	Freehold- To be confirmed by your legal advisor
Bedroom 2	Council Tax
Bathroom	Band G
Bedroom 3 11'1" x 10'9" (3.38m x 3.28m)	School Catchment
Dressing room	Roath Park Primary School Cardiff High School
	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
	* Subject to Availability *









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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

