



TIMBERS SQUARE

ROATH





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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

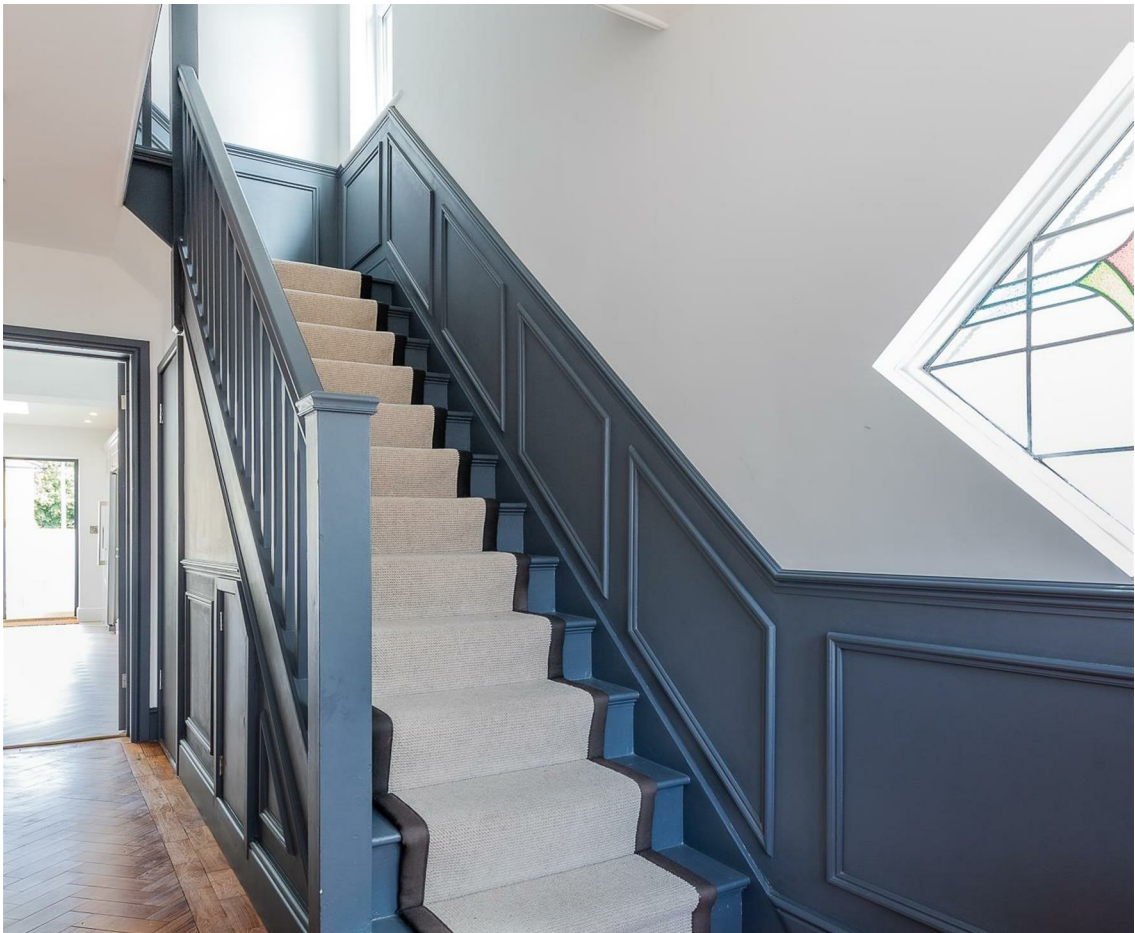
Ramzy@jeffreyyross.co.uk

02920 499680

Branch manager







Energy Efficiency Rating

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

















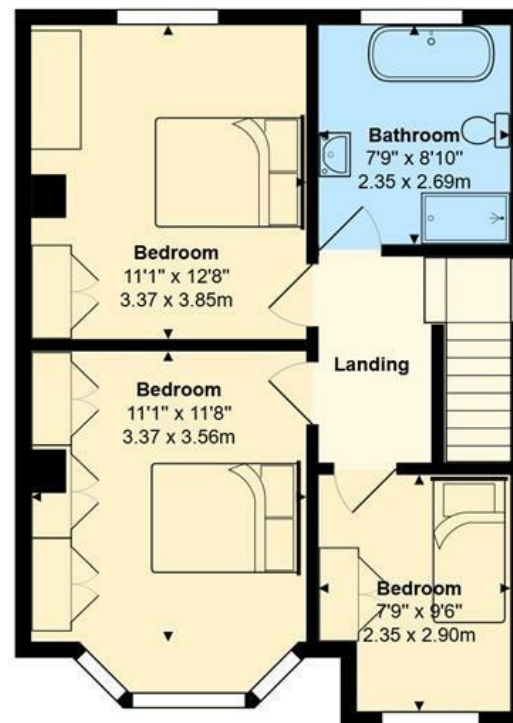
HALL	TENURE
WC	Freehold- To be confirmed by your legal advisor
KITCHEN LIVING	COUNCIL TAX
5.69m x 7.16m (18'8" x 23'6")	Band F
LOUNGE	SCHOOL CATCHMENT
3.76m x 3.61m (12'4" x 11'10")	Marlborough Primary School
LANDING	Cardiff High School (year 2024-25)
BEDROOM 1	Ysgol Y Berllan Deg (year 2024-25)
3.38m x 3.56m (11'1" x 11'8")	Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
BEDROOM 2	* Subject To Availability *
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	

“ 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

Jeffrey Ross