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CARDIFF

VALE

CAERPHILLY

BRISTOL


Grasmere Avenue

ROATH PARK

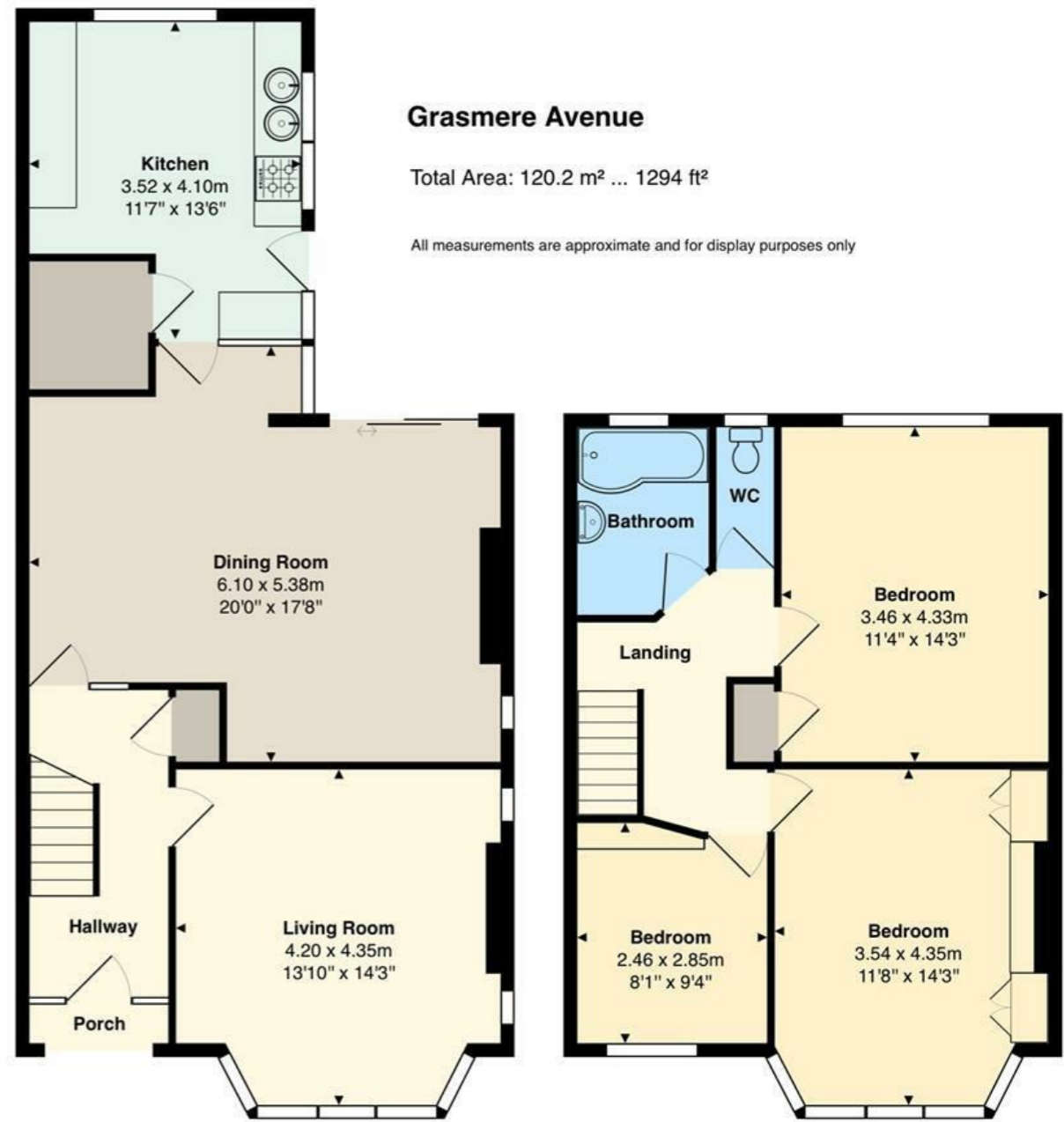


Family home in a prime location, close to excellent schools and Roath park boating lake.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer
amanda@jeffreycross.co.uk



Comments by the Homeowner



Grasmere Avenue

Roath Park, Cardiff, CF23 5PW

Asking Price

£450,000



3 Bedroom(s)



1 Bathroom(s)



1294.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this end terrace period home in the sought after area of Roath Park. The property benefits from entrance hall, lounge, Dining / sitting room and kitchen to the group floor and to the first floor there are three double bedrooms and a family bathroom. Outside is a good size rear garden with access to the garage.

Situated in a prime location with easy access to local shops, parks amenities as well as Cardiff City centre.

*** Cardiff High catchment area ***

Chain free



Entrance Hall

Lounge 13'10 x 14'3 (4.22m x 4.34m)

Dining Room 20'0 x 17'8 (6.10m x 5.38m)

Kitchen 11'7 x 13'6 (3.53m x 4.11m)

Landing

Bedroom One 11'8 x 14'3 (3.56m x 4.34m)

Bedroom Two 11'4 x 14'3 (3.45m x 4.34m)

Bedroom Three 8'1 x 9'4 (2.46m x 2.84m)

Bathroom

Garden

Garage

Tenure

Freehold - This is to be confirmed with your legal representative

Council Tax

Band F

School Catchment

Rhydypenau Primary School
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to Availability *

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

