



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Bangor Street

ROATH



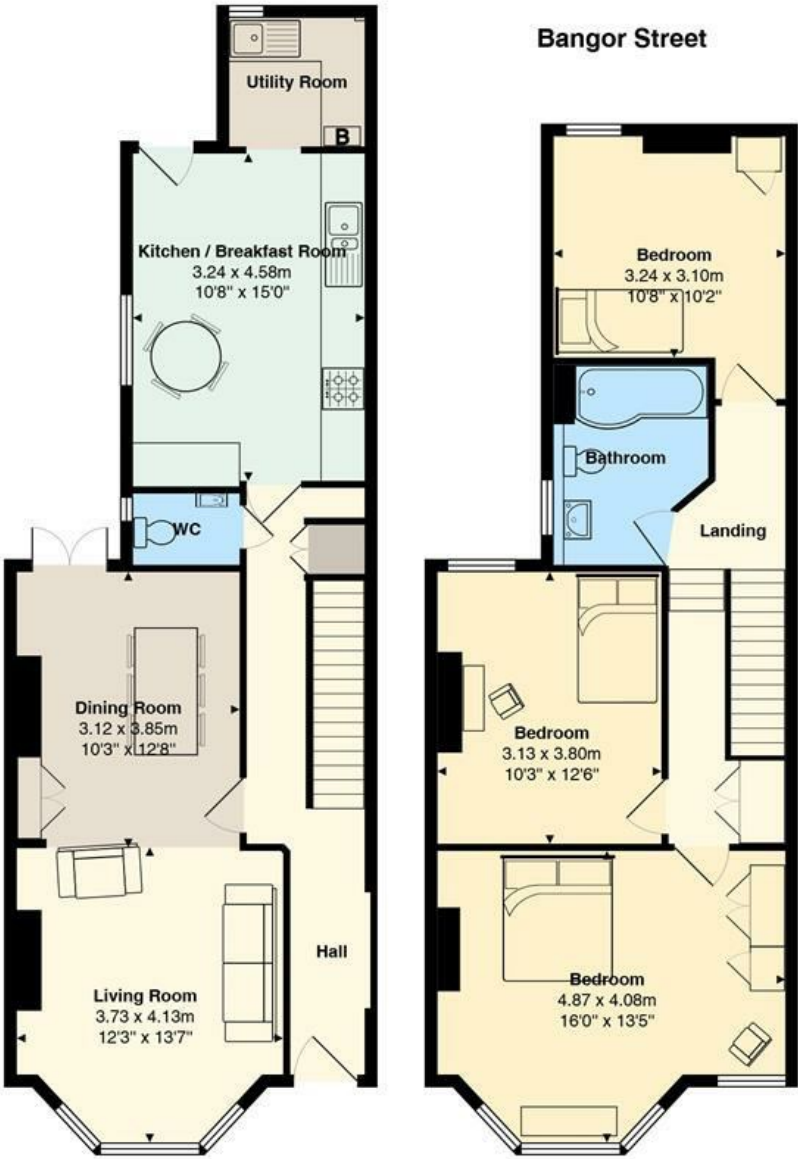
*A beautiful period home, full of character and in a great location, just off Ninian rd, & Wellfield Rd.
An ideal family home !!*

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only

- Bespoke under stairs storage in the Hallway
- UPVC throughout with Sash at the front.
- Original large wooden sash window in kitchen
- Wooden shutters to front.
- Original stripped pine doors throughout.
- Log burner in lounge/diner.
- Covered decking area to rear garden.

Comments by the Homeowner





Bangor Street

Roath, Cardiff, CF24 3LQ

Asking Price

£475,000



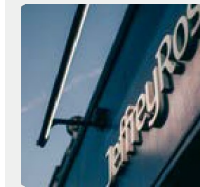
3 Bedroom(s)



1 Bathroom(s)



1300.00 sq ft



Contact our
Penylan Branch

02920 499680

NEW LISTING

Located on Bangor Street, in the heart of Roath, is this delightful terraced house offering a perfect blend of modern living and original features. Spanning an impressive 1,300 square feet, the property has ample space inside & out making it ideal for a growing family or those seeking a spacious period property. Further offering a bright traditional hall with original tiled floor, knocked through lounge diner, Kitchen diner, WC, and utility room to the ground floor. Upstairs there is a family bathroom and three great bedrooms. Full of character, space and charm boasting features like stripped wood floors, original corning and fireplaces. Located in a super position with Roath Recreational grounds & Wellfield Road, as well as within very popular school catchment, this is a great family home. Offered with NO CHAIN.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Entrance Hall	Council Tax
Lounge	band - F
Diner	Tenure
WC	Freehold, but this is to be confirmed by your solicitor
Kitchen diner	School catchment
Utility	Roath Park Primary School Ysgol Y Berllan Deg
Landing	Cardiff High School Ysgol Gyfun Gymraeg Bro Edern
Front bedroom	This is subject to change & availability
Middle bedroom	Additional Info
Bathroom	The seller has informed us the property benefits from -
Rear bedroom	- Bespoke under stairs storage in the Hallway
Garden	- UPVC Sash windows at the front.
	- Original large wooden sash window in kitchen
	- Wooden shutters to front.
	- Original stripped pine doors throughout.
	- Log burner in lounge/diner.
	- Covered decking area to rear garden.





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	

