



JeffreyRoss Draft Description and photos for approval.

JR

7 Kelvin Road, Roath Park, Cardiff, Glamorgan, CF23 5ET **Asking Price £495,000**

We are pleased to offer for sale this charming period home, located just off Ninian rd in Roath Park. This spacious 4 bedroom, 3 rec room home, has a host of original features, and still offers so much potential to expose more.

The accommodation would suit most families and offers a versatile layout. Comprising a period entrance hall, lounge, sitting room, breakfast room, ground floor WC, and good size kitchen to the ground floor. Upstairs there are 4 generous bedrooms and family bathroom. Outside there is an enclosed garden with lane access, and single detached garage, which has real potential to convert/develop. The house is positioned within a short walk to local high streets in Albany & Wellfield rd, as well as a selection of parks such as Roath Park. You are also within Roath Park primary & Cardiff high school catchment, making it a great family home.

Hall

Lounge

Sitting Room

Breakfast room

Shower room

Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom

Bedroom 3

Bedroom 4

Garden

Gate allowing Rear access to lane, which are gated for residents only.

Garage

Doors from garage, allowing car access from Rear lane, which are gated for residents only.

Tenure

Freehold, but this is to be confirmed by your solicitor

School Catchment

Roath Park Primary School (year 2021-22)

Cardiff High School (year 2021-22)

Ysgol Y Berllan Deg (year 2021-22)

* subject to change and availability





