



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Plasnewydd Place

ROATH



Period property with two double bedrooms and a first floor bathroom over looking Mackintosh Tennis courts.

Comments by Mrs Amanda Trinder



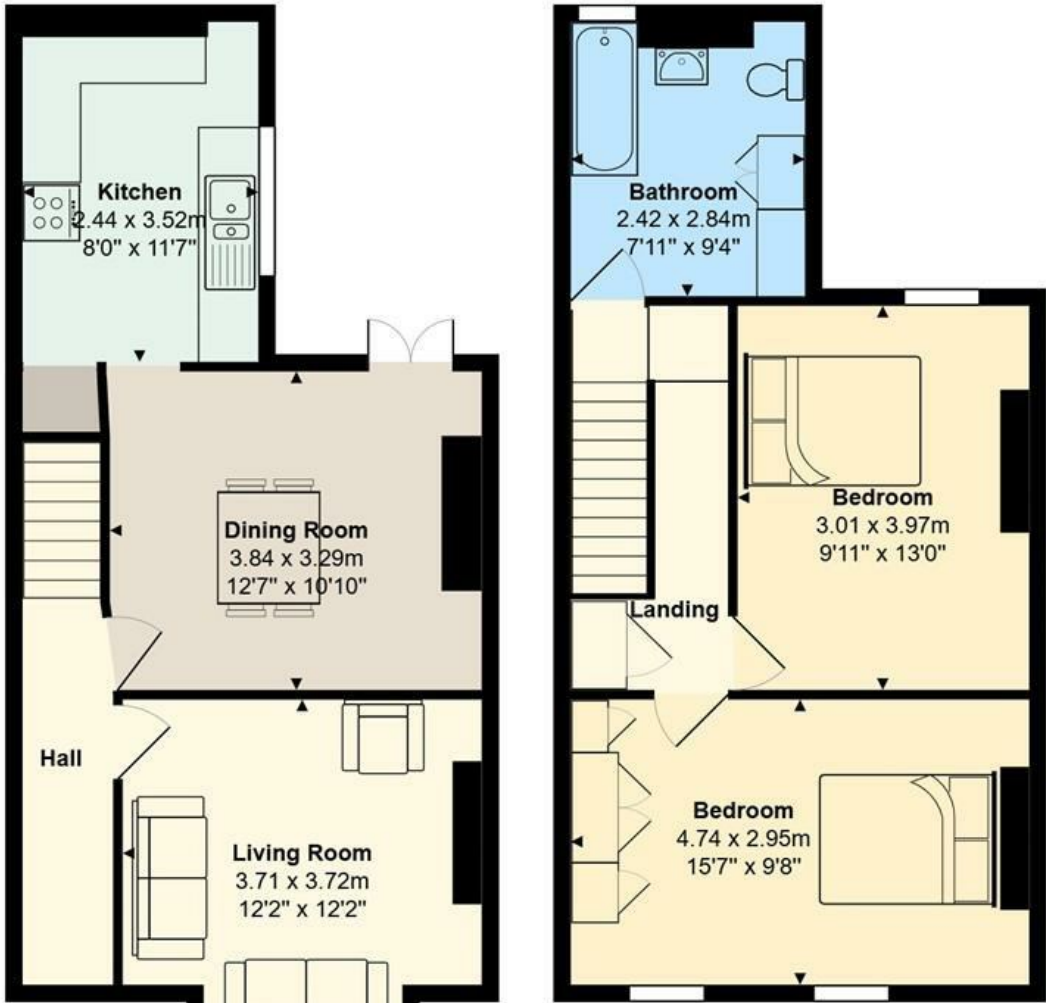
Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



Comments by the Homeowner

Plasnewydd Place



Total Area: 80.7 m² ... 869 ft²

All measurements are approximate and for display purposes only



Plasnewydd Place

Roath, Cardiff, CF24 3HD

£280,000

2 Bedroom(s) 1 Bathroom(s) 839.00 sq ft



Contact our
Penylan Branch
02920 499680

Nestled in the charming area of Plasnewydd Place, Cardiff, this delightful terraced house offers a perfect blend of period charm and modern convenience. The property boasts two spacious double bedrooms, making it an ideal home for couples or small families.

As you enter, you are greeted by two inviting reception rooms providing space for relaxation and entertaining. The lounge and master bedroom overlooks the nearby tennis courts, adding a touch of leisure to your daily routine. The house retains many original features, which enhance its character and appeal, creating a warm and welcoming atmosphere throughout.

The location is particularly advantageous, with local shops and parks just a stone's throw away, ensuring that all your daily needs are easily met. Furthermore, the vibrant Cardiff City Centre is within close proximity, offering a wealth of amenities, dining options, and cultural experiences.

This property is a rare find, combining the charm of a period home with the convenience of modern living in a sought-after area. Whether you are looking to invest or seeking a new place to call home, this terraced house in Plasnewydd Place is certainly worth considering.



Entrance Hall	School Catchment
Lounge 12'2" 12'2" (3.71m 3.71m)	Albany Primary School Cathays High School
Dining Room 12'7" x 10'10" (3.84m x 3.30m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
kitchen 8'0 x 11'7 (2.44m x3.53m)	
Landing	
Bedroom One 15'7" x 9'8" (4.75m x 2.95m)	
Bedroom Two 9'11 x 13' (3.02m x 3.96m)	
Bathroom 7'11" x 9'4" (2.41m x 2.84m)	
Garden	
Enclosed Rear Courtyard Garden	
Tenure	
Freehold- To be confirmed by your legal advisor	
Council Tax	
Band D	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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

