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CARDIFF VALE CAERPHILLY BRISTOL

Ambleside Avenue

ROATH PARK

Comments by Mrs Amanda Trinder

Property Specialist

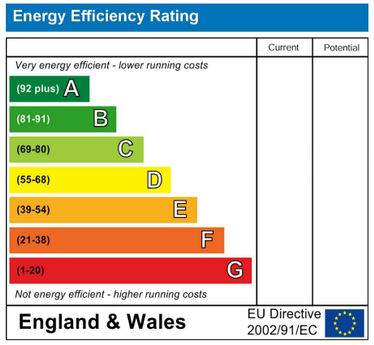
Mrs Amanda Trinder

Senior valuer

amanda@jeffreyross.co.uk

Immaculate Five Bedroom Family Home With Double Garage.

Comments by the Homeowner



Entrance Hall

Lounge 13'7" x 15'0" (4.15 x 4.58m)

Kitchen / Dining Room 20'1" x 14'2" (6.13m x 4.32m)

Play Room 8'11" x 15'10" (2.73m x 4.84m)

Utility room 3'2" x 6'7" (0.99m x 2.02m)

Ground Floor W.C 2'3" x 6'5" (0.70m x 1.98m)

Landing

Bedroom One 12'2" x 14'11" (3.73m x 4.57m)

Bedroom Two 11'1" m x 14'6" (3.38 m x 4.43m)

Bedroom Three 7'8" x 7'7" (2.34m x 2.33m)

Bathroom 8'3" x 7'3" (2.53m x 2.21m)

Bedroom Four 10'11" x 14'7" (3.35m x 4.45m)

Bedroom Five 10'6" x 10'9" (3.21m x 3.28m)

Shower Room 5'2" x 10'7" (1.59m x 3.25m)

Garden

Double Garage

Tenure

Freehold - This is to be confirmed with your legal representative.

Council Tax

Band F

School Catchment

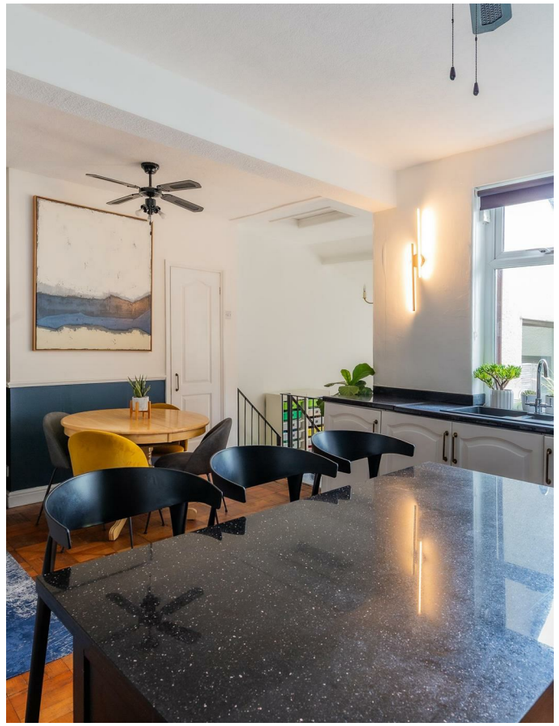
Rhydypenau Primary School (year 2024-25)
Cardiff High School (year 2024-25)

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

* Subject to availability *

Additional Information

Information on the house
- Extension completed in Summer 2019 (which added 2 bedrooms, 1 bathrooms, new boiler and new roof for the main part of the house)
- New garden with outdoor lights completed August 2022
- New drive that fits 4 cars on completed November 2023



Ambleside Avenue

Roath Park, Cardiff, CF23 5PX

Asking Price

£525,000

5 Bedroom(s) 2 Bathroom(s) 1646.00 sq ft

Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented FIVE bedroom family home with a double garage in a sought after location. The property briefly comprises of entrance hall, lounge, open plan kitchen / dining room, Family / Play Room, utility room and W.C to the ground floor, to the first floor there are two double bedrooms and a single bedroom as well as a family bathroom and stairs leading to the second floor. The top floor of the property has been dormered to accommodate a further two double bedrooms and modern shower room.
Outside there is an enclosed rear and side garden with side access, double garage and a drive for approx four cars.

Within catchment of Rhydypenau Primary and Cardiff High School.

Situated within a short walk to Roath park boating lake, local shops, parks and amenities as well as Cardiff city Centre.