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CARDIFF

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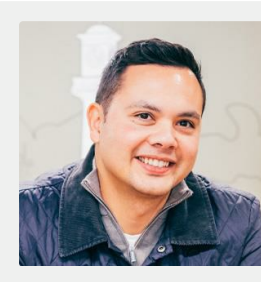
Tydfil Place

ROATH PARK



A stunning family home full of space, character and charm

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

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Comments by the Homeowner



Total Area: 145.8 m² ... 1570 ft² (excluding lean to)

All measurements are approximate and for display purposes only



Tydfil Place

Roath Park, Cardiff, CF23 5HP

Offers Over

£575,000



3 Bedroom(s)



2 Bathroom(s)



1906.00 sq ft



Contact our
Penylan Branch
02920 499680

OFFERS OVER £575,000

Nestled in the charming area of Roath Park, Cardiff, Tydfil Place presents an exceptional opportunity to acquire a delightful mid-terrace house that beautifully combines period features with modern living. Spanning nearly 2000 ft², this property boasts fantastic family space. Briefly comprising an impressive period entrance hall, three reception rooms and well appointed kitchen to the ground floor. Upstairs there are three spacious bedrooms, Ensuite shower room, bathroom and separate WC. Outside is a lovely landscaped garden with a sunny aspect. This property is ideally situated in a sought-after neighbourhood & close proximity to local amenities, parks, and excellent schools, making this an ideal family home.

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Entrance Hall	Ensuite
Reception One 13'0" x 15'10" (3.98 x 4.84)	Loft Room
Reception Two 9'11" x 12'5" (3.03 x 3.81)	Garden
Lean to	Tenure
Reception Three 11'1" x 15'4" (3.40 x 4.69)	Freehold - This is to be confirmed with your legal representative.
Kitchen 11'0" x 11'3" (3.36 x 3.44)	School Catchment Area
Landing	Roath Park Primary School (year 2026)
Bedroom One 17'1" x 15'6" (5.23 x 4.74)	Cardiff High School (year 2026)
Bedroom Two 10'11" x 12'9" (3.34 x 3.91)	Ysgol Y Berllan Deg (year 2026)
W.C	Ysgol Bro Ederyn (year 2026)
Bathroom 7'5" x 7'7" (2.27 x 2.33)	* subject to change and availability
Bedroom Three 11'2" x 11'5" (3.41 x 3.48)	Council Tax
Double glazed window to rear, central heating radiator, ensuite.	Band G





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

