CARDIFF'S HOME FOR
STYLISH SALES & LETTINGS

JeffreyRoss

MOY ROAD

ROATH

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ROATH, CF24 4TG - £275,000

Jeffrey Ross are pleased to offer for sale this great sized three DOUBLE BEDROOM, THREE RECEPTION ROOM house, located in the heart of Roath. The property is in need of some modernisation, but would make a fantastic family home or buy to let. The accommodation has a flexible layout but briefly comprises of entrance hall, front lounge, sitting room / Bedroom, dining room, and separate kitchen to the ground floor. Upstairs there is a split level landing, bathroom and three double bedrooms. Outside is a courtyard garden with a private outlook. Located on Moy Road, you have a selection of High streets and Parks on your doorstep such as Albany Road & Roath Park, as well as a short walk to the University hospital of Wales, Cardiff Uni and Cardiff city centre. Offered with NO ONWARD CHAIN.

3 bedroom(s)   1 bathroom(s)   1086.00 sq ft

ENTRANCE HALL

LOUNGE
3.68m x 3.63m (12'1" x 11'11")

SITTING ROOM
2.90m x 3.76m (9'6" x 12'4")

DINING ROOM
2.90m x 3.76m (9'6" x 12'4")

KITCHEN
2.90m x 3.40m (9'6" x 11'2")

BEDROOM ONE
4.93m x 3.63m (16'2" x 11'11")

BEDROOM TWO
2.90m x 3.76m (9'6" x 12'4")

BATHROOM

BEDROOM THREE
2.90m x 2.36m (9'6" x 7'9")

GARDEN

COUNCIL TAX
Band E

SCHOOL CATCHMENT
Roath Park Primary School (year 2024-25
Cardiff High School (year 2024-25

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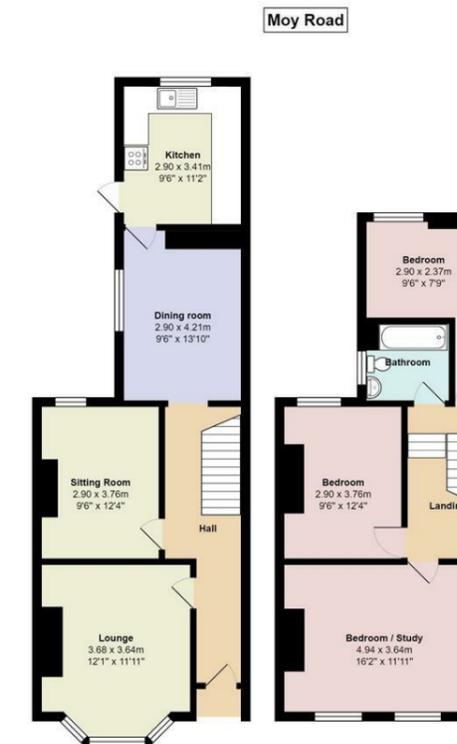Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability & change *

TENURE
Freehold, but this is to be verified by your solcitor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(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

Moy Road

Total Area: 112.2 m² ... 1208 ft²
All measurements are approximate and for display purposes only