www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Albany Road

ROATH

Four bedroom period home with four bathrooms in prime location.

Comments by Mrs Amanda Trinder

Property Specialist

Mrs Amanda Trinder

Senior valuer

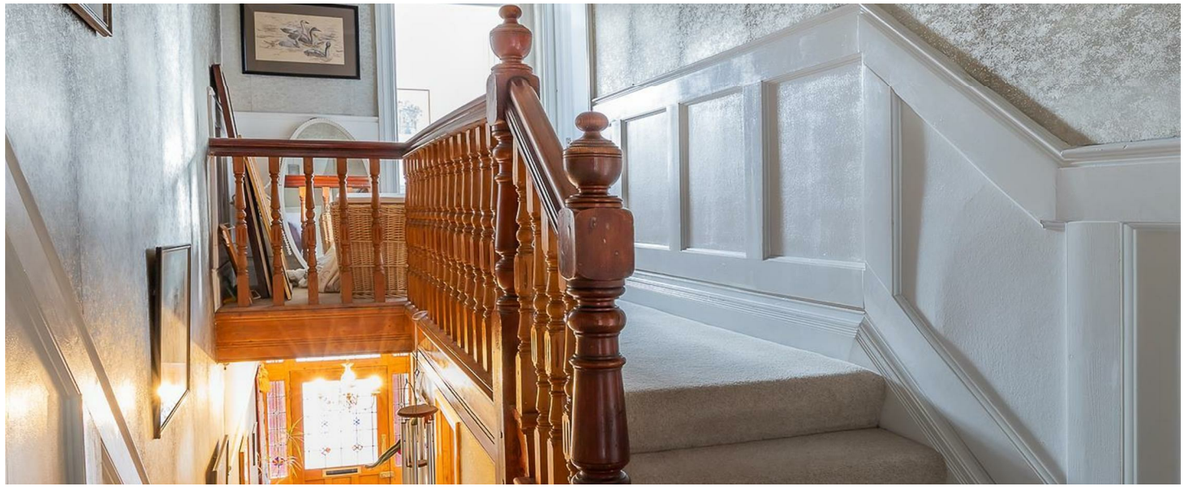
amanda@jeffreyross.co.uk

Comments by the Homeowner

Albany Rd, Penylan, CRF

Main Building: Total Exterior Area 2192.46 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Albany Road

Roath, Cardiff, CF24 3NU

£530,000

4 Bedroom(s) | 4 Bathroom(s) | 1947.00 sq ft

Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this spacious immaculately presented family home in the sought after area of Roath. The property benefits from entrance hall, front reception room with access to ground floor second reception en-suite, open plan kitchen / dinner / day room, ground floor W.C and utility room, on the first floor there are a further four bedrooms two with en-suites and a family bathroom. Outside there is a good sized garden with rear lane access. Located a short walk from Wellfield & Albany rd high streets, as well as a selection of local parks such as Waterloo Gardens and Roath Park. You are also well positioned to get in and out of the city centre, onto the M4 and within great school catchments like Marlborough road & Cardiff high school.

Entrance Hall

Lounge 13'3 x 15'10 (4.04m x 4.83m)

Sitting Room 11'10 x 13'11 (3.61m x 4.24m)

Shower Room 5'2 x 12'3 (1.57m x 3.73m)

Kitchen

Utility Room

W.C

Family Room 12'2 x 14'6 (3.71m x 4.42m)

Landing

Bedroom One 18'2 x 15'10 (5.54m x 4.83m)

En-Suite

Bedroom Two 11'10 x 13'11 (3.61m x 4.24m)

Bedroom Three 12'6 x 10'11 (3.81m x 3.33m)

En-Suite

Bedroom Four 9'2 x 10'7 (2.79m x 3.23m)

Garden

Garage

Detached single garage

Tenure

Freehold - To be confirmed by your legal advisor

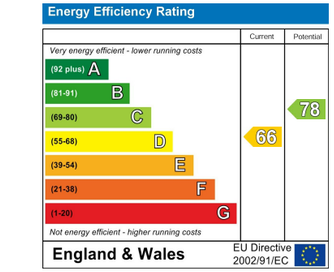
School Catchment

Marlborough Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern
* To be confirmed by your legal advisor *

Council Tax

Band G


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
78
England & Wales
EU Directive 2002/91/EC