CARDIFF'S HOME FOR

STYLISH SALES
& LETTINGS

JeffreyRoss

NINIAN ROAD

ROATH PARK

ENTRANCE HALL

OPEN PLAN LOUNGE / DINER

SITTING ROOM

UTILITY ROOM

GROUND FLOOR BATHROOM

KITCHEN / DINER

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

STUDY BEDROOM SIX

SHOWER ROOM

W.C

FIRST FLOOR UTILITY ROOM

SECOND FLOOR

BEDROOM FIVE

EN-SUITE BATHROOM

DRESSING ROOM

GARDEN

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

COUNCIL TAX
Band H

CATCHMENT AREA
Roath Park Primary School (year 2021-22)

Cardiff High School (year 2021-22)

Ysgol Y Berllan Deg (year 2021-22)

Ysgol Gyfun Gymraeg Bro Edern (year 2021-22)

***Subject to Change and Availability

NINIAN ROAD

ROATH PARK, CF23 5ER - £570,000

6 Bedroom(s) | 3 Bathroom(s) | 2442.00 sq ft

****Priced to sell *** *** Offers Over £570,000 *** A rare opportunity to purchase one of Cardiff's finest house's, This six bedroom family home is situated overlooking Roath Park recreational grounds, a short walk to Roath Park boating lake, Heath Hospital, Wellfield / Albany rd and Cardiff City Centre. This double fronted property benefits from Entrance hall, Two separate reception rooms one of which a through lounge diner, open plan kitchen / diner, utility room, and bathroom to the ground floor. To the first floor there are five bedrooms and shower room and to the second floor there is a master bedroom with en-suite bathroom. situated within Cardiff High School catchment and Roath Park primary school.

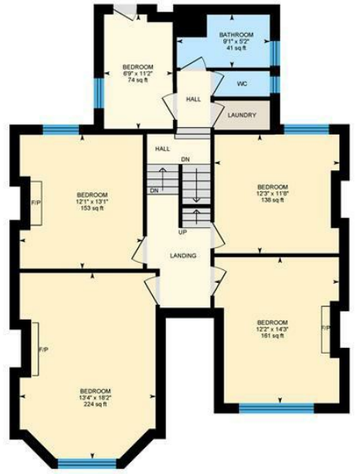
PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer

109 Ninian Rd, Roath, CRF

Main Building Interior: 2422.60 sq ft

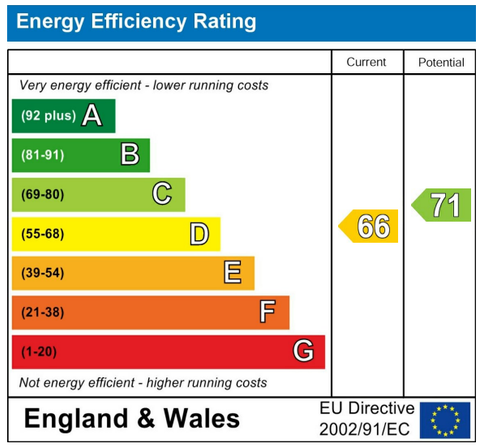
Ground Floor
Exterior Area 1230.28 sq ft



1st Floor
Exterior Area 1161.55 sq ft

2nd Floor
Exterior Area 486.13 sq ft

0 5 10 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.

Ninian Road, Roath Park, Cardiff