

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



AMBLESIDE AVENUE
ROATH PARK



ENTRANCE HALL

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

KITCHEN / DINING ROOM
6.13m x 4.32m (20'1" x 14'2")

PLAY ROOM
2.73m x 4.84m (8'11" x 15'10")

UTILITY ROOM
0.99m x 2.02m (3'2" x 6'7")

GROUND FLOOR W.C
0.70m x 1.98m (2'3" x 6'5")

LANDING

BEDROOM ONE
3.73m x 4.57m (12'2" x 14'11")

BEDROOM TWO
3.38 m x 4.43m (11'1" m x 14'6")

BEDROOM THREE
2.34m x 2.33m (7'8" x 7'7")

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

BEDROOM FOUR
3.35m x 4.45m (10'11" x 14'7")

BEDROOM FIVE
3.21m x 3.28m (10'6" x 10'9")

SHOWER ROOM
1.59m x 3.25m (5'2" x 10'7")

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, CF23 5PX - £575,000

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

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.

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



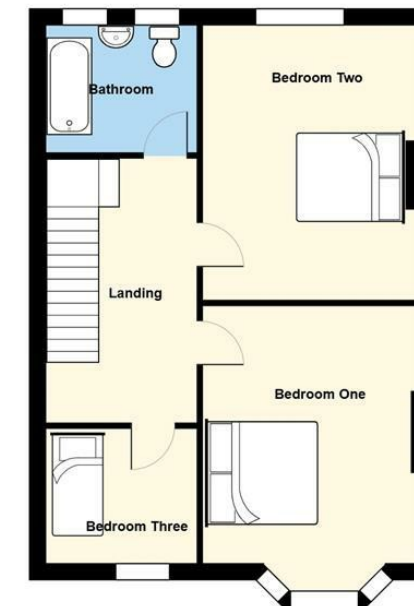
PROPERTY SPECIALIST

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

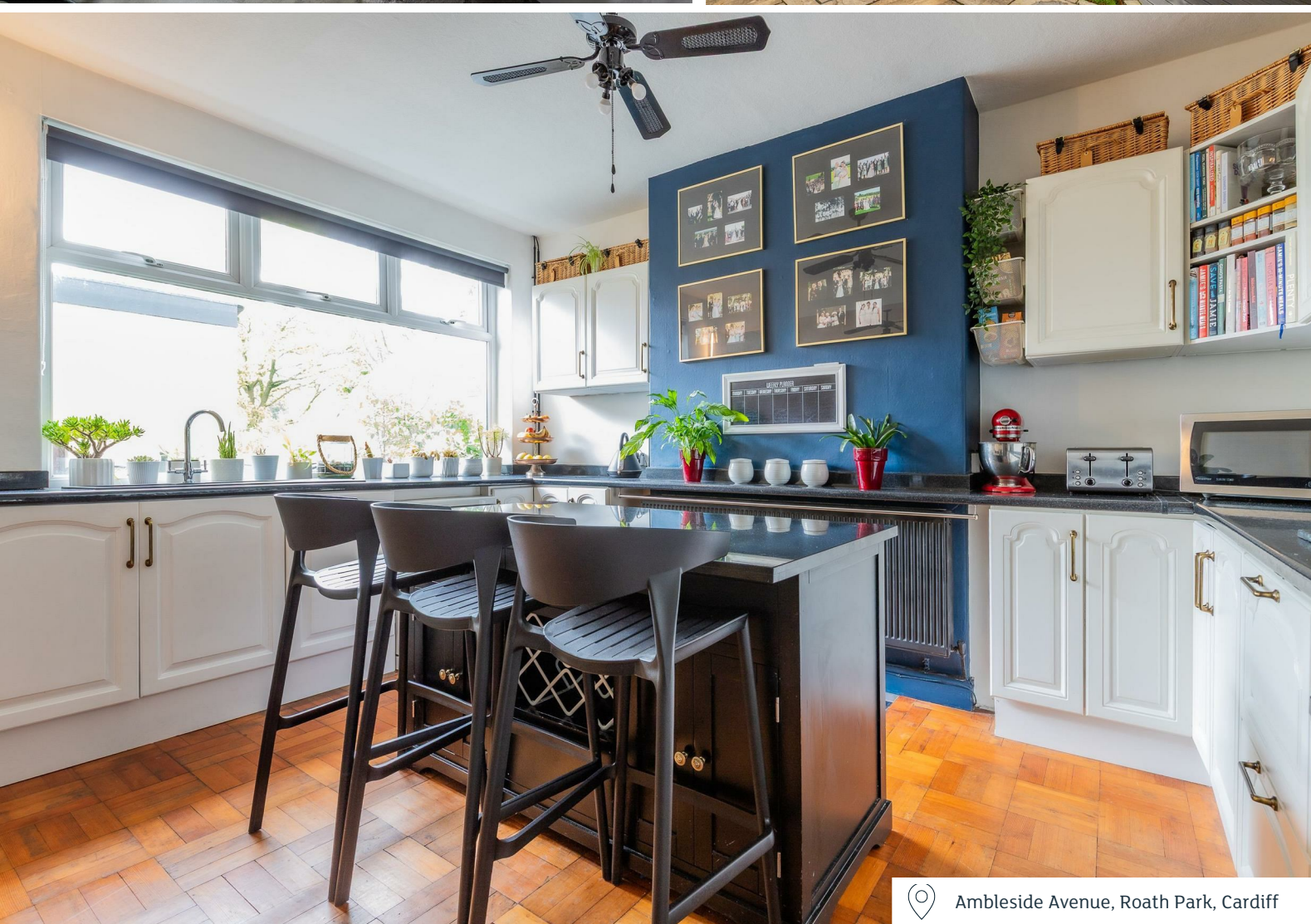




7, Ambleside Avenue, Roath Park, CF23 5PX



All measurements are approximate and for display purposes only



Ambleside Avenue, Roath Park, Cardiff



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		
England & Wales	EU Directive 2002/91/EC	