

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BEATTY AVENUE
ROATH PARK



FRONT

Pretty front garden with mature flower beds, drive way offering parking for multiple vehicles.

HALLWAY

LOUNGE

4.22m x 4.27m (13'10" x 14')

SITTING ROOM

3.81m x 3.76m (12'6" x 12'4")

UTILITY & WC

3.43m x 3.61m (11'3" x 11'10")

KITCHEN DINER

5.89m x 2.95m (19'4" x 9'8")

LANDING

BEDROOM 1

3.10m x 4.29m (10'2" x 14'1")

BEDROOM 2

3.45m x 3.76m (11'4" x 12'4")

BEDROOM 3

2.49m x 2.64m (8'2" x 8'8")

BATHROOM

2.26m x 2.11m (7'5" x 6'11")

LOFT BEDROOM

3.73m x 5.18m (12'3" x 17')

ENSUITE SHOWER ROOM

1.52m x 1.93m (5' x 6'4")

GARDEN

Enclosed family friendly garden to the rear, complete with a wooden shed & power, side gate allowing access to the front

TENURE

Freehold, this is to be confirmed by your solicitor

SCHOOL CATCHMENT

Rhydypenau Primary School
Ysgol Y Berllan Deg

Cardiff High School
Ysgol Gyfun Gymraeg Bro Edern

*subject to change and availability

COUNCIL TAX

Band G

EXTRA INFO

The property has solar panels fitted and an electric vehicle charging point to front.





BEATTY AVENUE

ROATH PARK, CF23 5QT - £625,000

 4 Bedroom(s)
  2 Bathroom(s)
  1448.00 sq ft

* OFFERS IN EXCESS OF £625,000 *

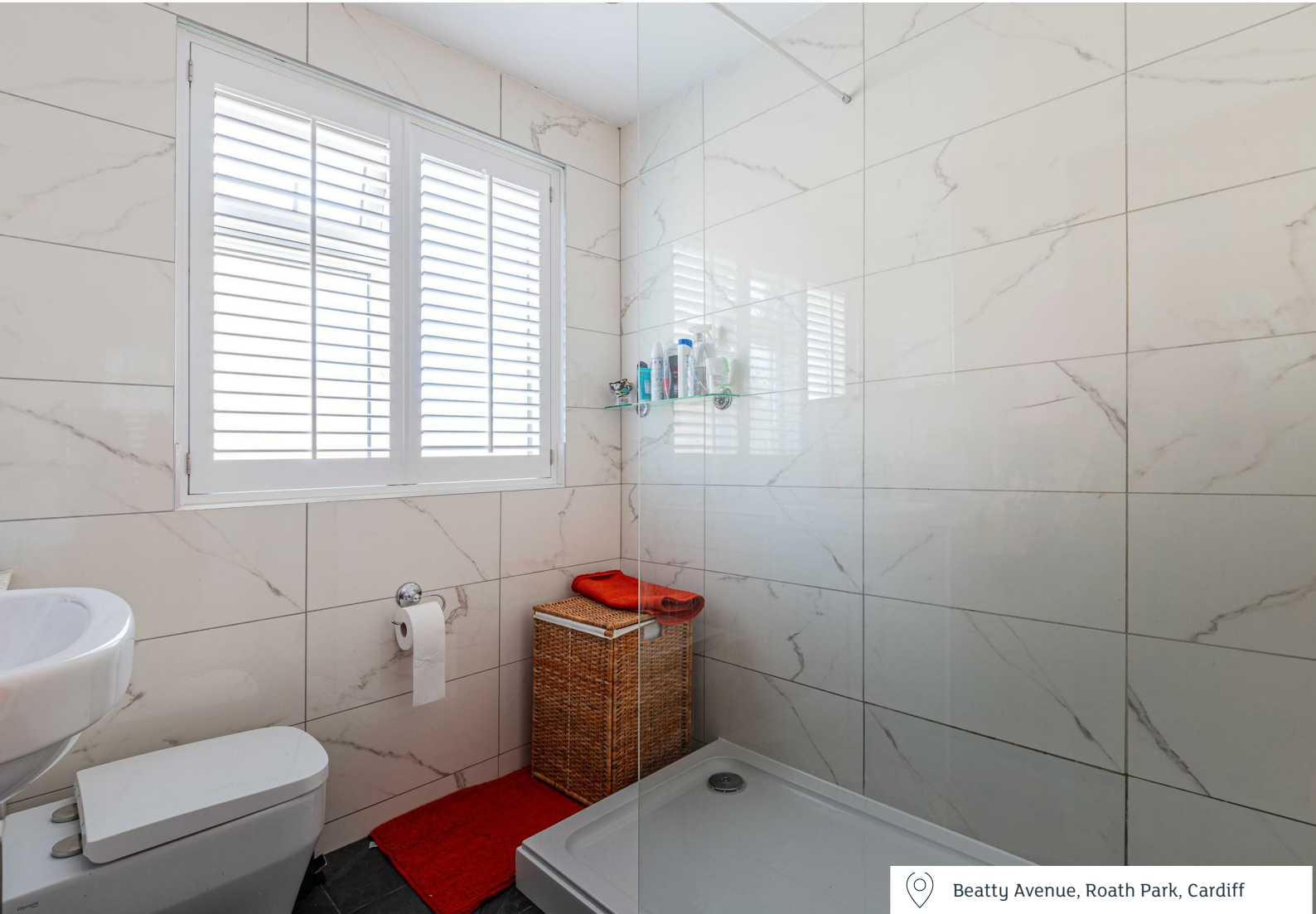
We are pleased to offer for sale this beautifully presented 4 bedroom family home, located in the treelined and highly sought after BEATTY AVENUE in Roath Park,. This extended semi detached property has lovely features throughout such as wood block flooring & window shutters, as well as practical additions such as built in storage, utility Room, Ground floor WC, and stunning master loft bedroom, complete with En- suite shower room, fitted wardrobes, and Juliette Balcony offering views over the surrounding area and Roath park Lake. The ground floor benefits from a bright entrance hall with handy storage, lounge, sitting room, and fantastic kitchen diner with newly fitted kitchen and bifold doors. Spread over the first and second floor you have 4 great size bedrooms, master ensuite & family bathroom. Outside you have a generous rear garden, and pretty front garden with driveway for multiple cars off road. Located a stone's throw from Roath park lake and a selection of shops and parks, as well as great school catchment such as Cardiff High, this is the perfect family home. The property also has Solar panels and an EV charging point.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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 02920 499680
 Branch manager





Beatty Ave, Roath Park, CRF

Main Building: Total Interior Area 1483.44 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC