

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEN-Y-WAIN ROAD  
ROATH



- ENTRANCE HALL**
- LOUNGE**  
3.84m x 4.68 m (12'7" x 15'4" m )
- DINING ROOM**  
7.74m x 4.93m (25'4" x 16'2" )
- LOBBY / CONSERVATORY**  
3.71m x 1.56m (12'2" x 5'1" )
- KITCHEN / BREAKFAST ROOM**  
3.68m x 5.54m (12'0" x 18'2" )
- GROUND FLOOR W.C**  
1.48m x 1.36m (4'10" x 4'5" )
- LANDING**
- BEDROOM ONE**  
5.00m x 4.66m (16'4" x 15'3" )
- BEDROOM TWO**  
7.79m x 5.24m (25'6" x 17'2" )
- BEDROOM THREE**  
3.63m x 3.63 (11'10" x 11'10" )
- BATHROOM**  
1.83m x 2.79m (6'0" x 9'1" )
- FIRST FLOOR W.C**
- GARDEN**
- GARAGE**
- TENURE**  
Freehold - This is be confirmed with your legal advisor
- COUNCIL TAX**  
Band G
- 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 availabilty \*





## PEN-Y-WAIN ROAD

ROATH, CF24 4GD - £400,000

 3 Bedroom(s)
  1 Bathroom(s)
  1452.00 sq ft

\*\*\* Offers Over £400,000 \*\*\* Jeffrey Ross are pleased to bring to the market this delightful detached home in the heart of Roath. The property benefits from entrance hall, basement, lounge, formal dining room, utility-room / lean too, W.C and large kitchen / breakfast-room to the ground floor, to the first floor there are three double bedrooms, shower room and separate W.C, there is also access to the loft from the bathroom.

Boasting lots of original features throughout after some updating this would make a perfect family home. Outside there is an enclosed rear garden with access to the side and rear and detached garage with up and over door and access to the gated side lane.

Situated within close proximity to local shops, parks and amenities as well as a short walk to Cardiff City Centre. Boasting lots of original features throughout.

\*\* Chain Free \*\*



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer





Pen-Y-Wain Road, Roath, Cardiff



All measurements are approximate and for display purposes only



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