



BANGOR STREET

ROATH









## BANGOR STREET

ROATH, CF24 3LQ - £490,000



4 bedroom(s)



1 bathroom(s)



1690.00 sq ft

Jeffrey Ross are pleased to bring to the market this charming four bedroom family home in a sought after location. Situated just off Wellfield road this family home benefits from lounge, Study / playroom, kitchen / breakfast room, dining room, utility room and W.C to the ground floor, to the first floor there are three double bedrooms and a study as well as access to a nicely converted loft room. Outside there is a recently landscaped rear garden with patio, decking, boarder and shed. Situated in the treelined road Bangor street is at the back of Wellfield road, a short walk to local shops, parks, amenities, schools and Cardiff City centre.

\*\*\* Cardiff High catchment \*\*\*

### PROPERTY SPECIALIST

**Mrs Amanda Trinder**

[amanda@jeffreygross.co.uk](mailto:amanda@jeffreygross.co.uk)

Senior valuer












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>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

































**ENTRANCE HALL**

**LOUNGE**

**STUDY / PLAY ROOM**

**KITCHEN**

**DINING ROOM**

**W.C**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**GARDEN**

**TENURE**

Freehold- To be confirmed by your legal advisor

**COUNCIL TAX**

Band F

**SCHOOL CATCHMENT**

Roath Park Primary School  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to availability \*





“ Beautifully presented period home in sought after location with excellent school catchment area.

Comments by Mrs Amanda Trinder “

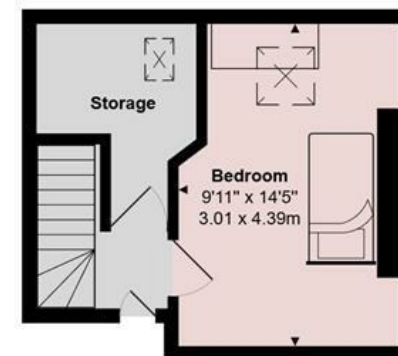




## Bangor Street

Total Area: 1609 ft² ... 149.4 m²

All measurements are approximate and for display purposes only





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Jeffrey Ross