

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL





Family home in a prime location, close to excellent schools and Roath park boating lake.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

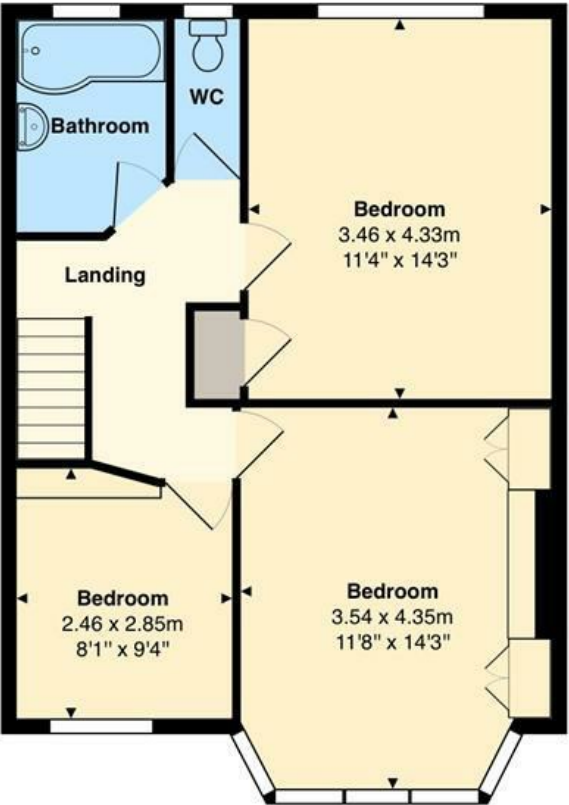
amanda@jeffreycross.co.uk



Grasmere Avenue

Total Area: 120.2 m² ... 1294 ft²

All measurements are approximate and for display purposes only





Grasmere Avenue

Roath Park, Cardiff, CF23 5PW

Asking Price

£450,000



3 Bedroom(s)



1 Bathroom(s)



1294.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this end terrace period home in the sought after area of Roath Park. The property benefits from entrance hall, lounge, Dining / sitting room and kitchen to the group floor and to the first floor there are three double bedrooms and a family bathroom. Outside is a good size rear garden with access to the garage.

Situated in a prime location with easy access to local shops, parks amenities as well as Cardiff City centre.

*** Cardiff High catchment area ***

Chain free

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreyross.co.uk



Entrance Hall	Garden
Lounge 13'10 x 14'3 (4.22m x 4.34m)	Garage
Dining Room 20'0 x 17'8 (6.10m x 5.38m)	Tenure
Kitchen 11'7 x 13'6 (3.53m x 4.11m)	Freehold - This is to be confirmed with your legal representative
Landing	Council Tax
Bedroom One 11'8 x 14'3 (3.56m x 4.34m)	Band F
Bedroom Two 11'4 x 14'3 (3.45m x 4.34m)	
School Catchment	
Rhydypenau 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 *	
Bedroom Three 8'1 x 9'4 (2.46m x 2.84m)	
Bathroom	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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

