# Bangor Street

ROATH

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CARDIFF VALE CAERPHILLY BRISTOL

*A beautiful period home, full of character and in a great location, just off Ninian rd, & Wellfield Rd.*
*An ideal family home !!*

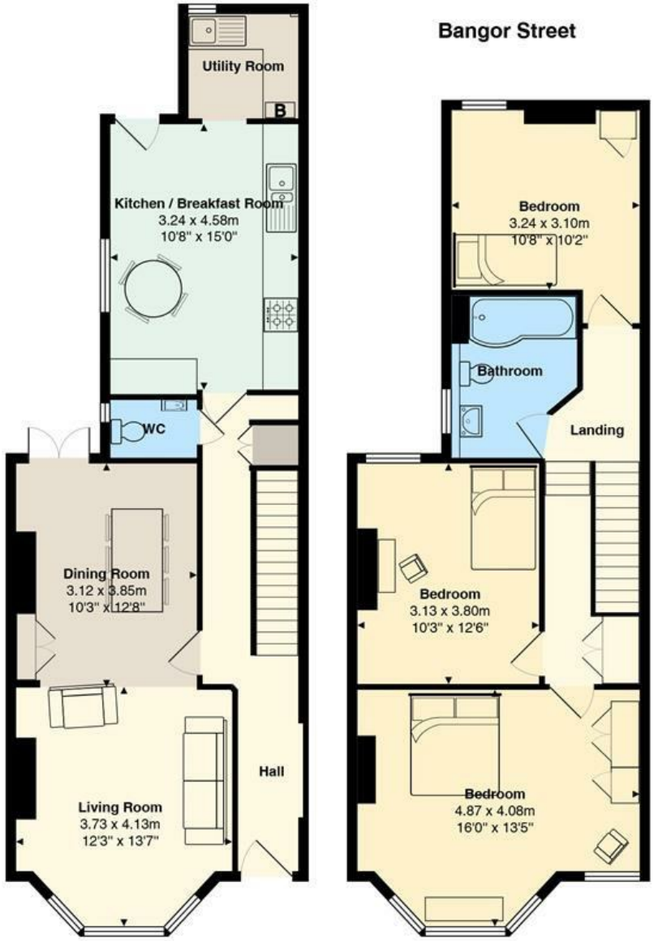
Comments by Mr Ramzy Bancroft

**Property Specialist**
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreyross.co.uk

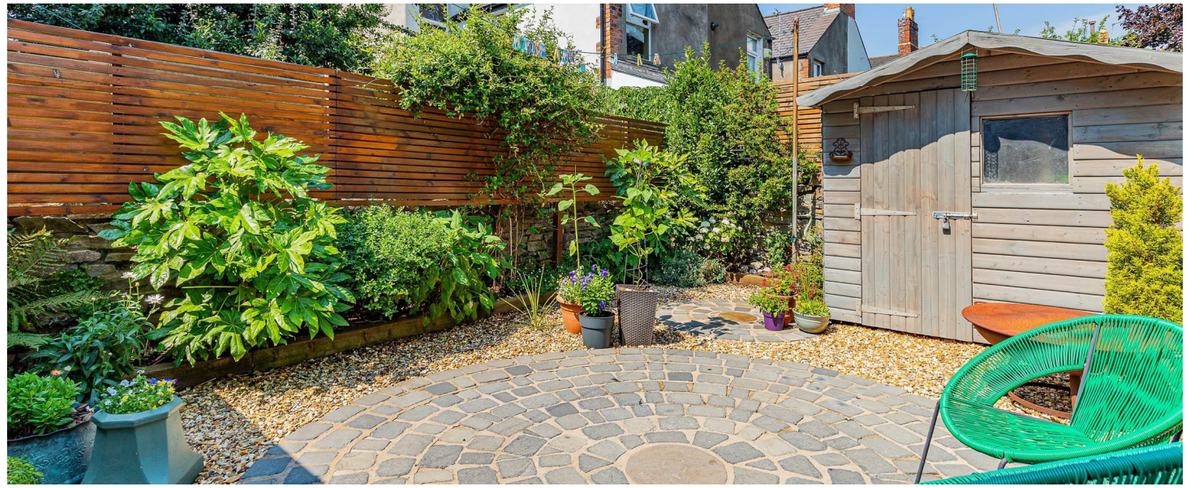

- *Bespoke under stairs storage in the Hallway*
- *UPVC throughout with Sash at the front.*
- *Original large wooden sash window in kitchen*
- *Wooden shutters to front.*
- *Original stripped pine doors throughout.*
- *Log burner in lounge/diner.*
- *Covered decking area to rear garden.*

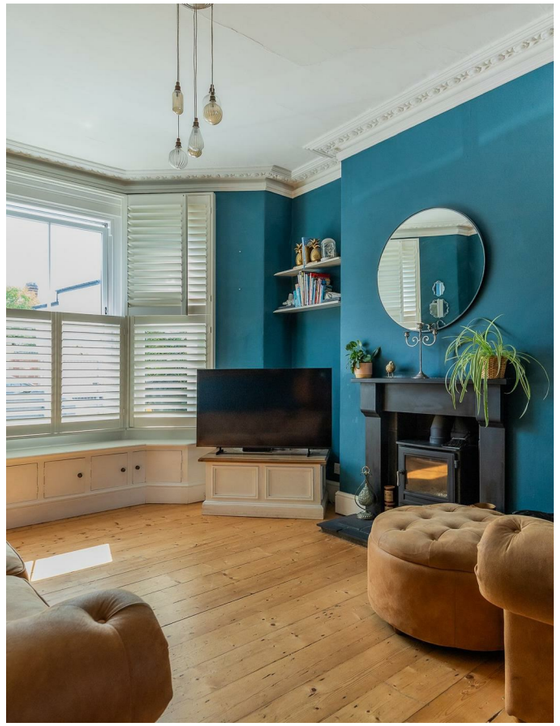
Comments by the Homeowner




Total Area: 115.2 m² ... 1240 ft²

All measurements are approximate and for display purposes only





# Bangor Street

*Roath, Cardiff, CF24 3LQ*

Asking Price

**£475,000**

3 Bedroom(s) | 1 Bathroom(s) | 1300.00 sq ft

Contact our

*Penylan Branch*

02920 499680

NEW LISTING
Located on Bangor Street, in the heart of Roath, is this delightful terraced house offering a perfect blend of modern living and original features. Spanning an impressive 1,300 square feet, the property has ample space inside & out making it ideal for a growing family or those seeking a spacious period property. Further offering a bright traditional hall with original tiled floor, knocked through lounge diner, Kitchen diner, WC, and utility room to the ground floor. Upstairs there is a family bathroom and three great bedrooms. Full of character, space and charm boasting features like stripped wood floors, original cornicing and fireplaces. Located in a super position with Roath Recreational grounds & Wellfield Road, as well as within very popular school catchment, this is a great family home. Offered with NO CHAIN.

Entrance Hall

Lounge

Diner

WC

Kitchen diner

Utility

Landing

Front bedroom

Middle bedroom

Bathroom

Rear bedroom

Garden

## Council Tax

band - F

## Tenure

Freehold, but this is to be confirmed by your solicitor

## School catchment

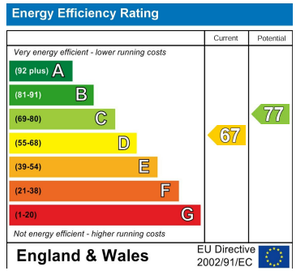
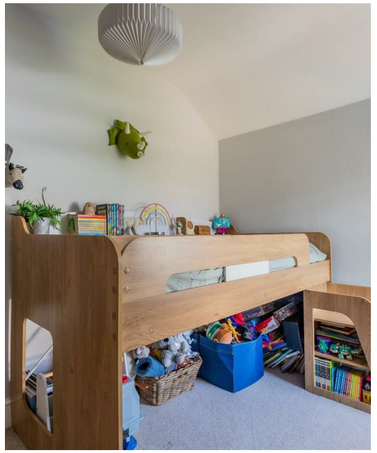
Roath Park Primary School
Ysgol Y Berllan Deg

Cardiff High School
Ysgol Gyfun Gymraeg Bro Edern

This is subject to change & availability

## Additional Info

The seller has informed us the property benefits from -
- Bespoke under stairs storage in the Hallway
- UPVC Sash windows at the front.
- Original large wooden sash window in kitchen
- Wooden shutters to front.
- Original stripped pine doors throughout.
- Log burner in lounge/diner.
- Covered decking area to rear garden.


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
67
77
England & Wales
EU Directive 2002/91/EC