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*AmbleSide Avenue*

ROATH PARK

CARDIFF


VALE

CAERPHILLY

BRISTOL



Comments by Mrs Amanda Trinder



**Property Specialist**  
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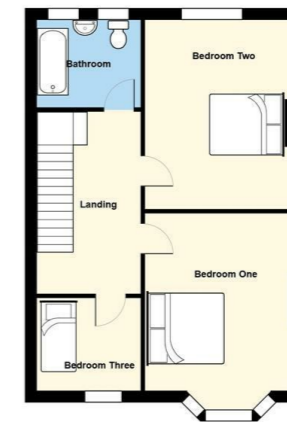


*Immaculate Five Bedroom Family Home  
 With Double Garage.*

Comments by the Homeowner



7, Ambleside Avenue, Roath Park, CF23 5PX



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Ambleside Avenue

Roath Park, Cardiff, CF23 5PX

Offers In Excess Of

£550,000



5 Bedroom(s)



2 Bathroom(s)



1646.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

#### Information on the house

- Extension completed in Summer 2019 (which added 2 bedrooms, 1 bathrooms, new boiler and new roof for the main part of the house)
- New garden with outdoor lights completed August 2022
- New drive that fits 4 cars on completed November 2023

Entrance Hall

Lounge 13'7" x 15'0" ( 4.15 x 4.58m)

Kitchen / Dining Room 20'1" x 14'2" (6.13m x 4.32m )

Play Room 8'11" x 15'10" (2.73m x 4.84m )

Utility room 3'2" x 6'7" (0.99m x 2.02m )

Ground Floor W.C 2'3" x 6'5" (0.70m x 1.98m)

Landing

Bedroom One 12'2" x 14'11" (3.73m x 4.57m )

Bedroom Two 11'1" m x 14'6" (3.38 m x 4.43m )

Bedroom Three 7'8" x 7'7" (2.34m x 2.33m)

Bathroom 8'3" x 7'3" (2.53m x 2.21m)

Bedroom Four 10'11" x 14'7" (3.35m x 4.45m)

Bedroom Five 10'6" x 10'9" (3.21m x 3.28m )

Shower Room 5'2" x 10'7" (1.59m x 3.25m )

Garden

Double Garage

Tenure

Freehold - This is to be confirmed with your legal representative.

Council Tax

Band F

School Catchment

Rhydypenau 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 availability \*

Additional Information



Jeffrey Ross are pleased to bring to the market this beautifully presented FIVE bedroom family home with a double garage in a sought after location. The property briefly comprises of entrance hall, lounge, open plan kitchen / dining room, Family / Play Room, utility room and W.C to the ground floor, to the first floor there are two double bedrooms and a single bedroom as well as a family bathroom and stairs leading to the second floor. The top floor of the property has been dormered to accommodate a further two double bedrooms and modern shower room. Outside there is an enclosed rear and side garden with side access, double garage and a drive for approx four cars.

Situated within a short walk to Roath park boating lake, local shops, parks and amenities as well as Cardiff city Centre.



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