

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

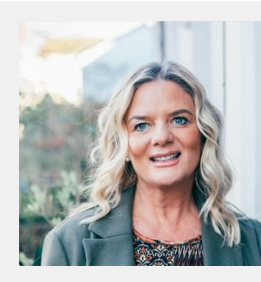
BRISTOL





A real show stopper of a terrace house in Roath. Great use of colour, style and features. one of the best presented houses in Roath !

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

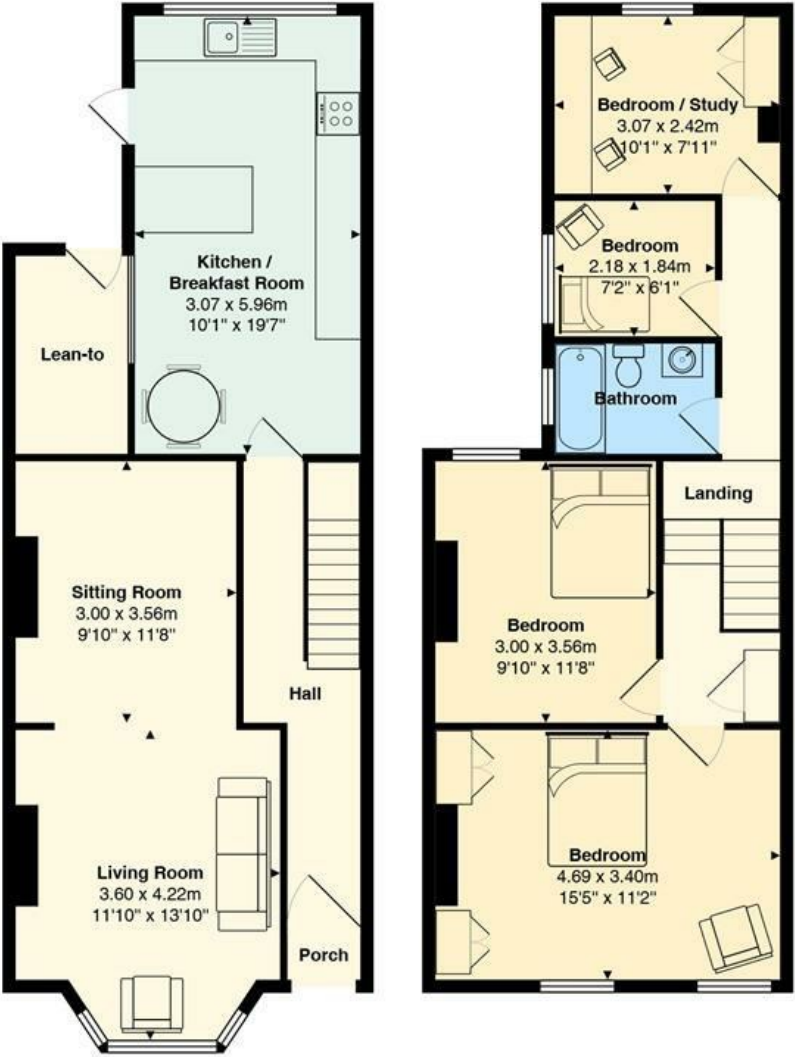
amanda@jeffreycross.co.uk

We fell in love with the character of the house from the moment we walked through the door. We've tried to bring some of its original character back to life, restoring period details that had been lost over the years, while introducing a more contemporary feel in other spaces. The high ceilings give the rooms a wonderful sense of space and light, while the ornate cornicing adds so much detail and history to the rooms. The garden is one of our favourite parts of the house. We wanted it to feel like our own little Mediterranean escape, with planting, textures and a relaxed feel that make it somewhere we genuinely love spending time.

Comments by the Homeowner



Moy Road



Total Area: 105.0 m² ... 1131 ft² (excluding lean-to)
All measurements are approximate and for display purposes only



Moy Road

Roath, Cardiff, CF24 4TG

Asking Price

£350,000



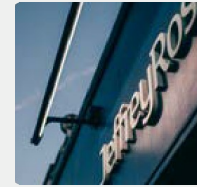
4 Bedroom(s)



1 Bathroom(s)



1131.00 sq ft



Contact our
Penylan Branch

02920 499680

Nestled on Moy Road in the vibrant area of Roath, Cardiff, this charming terraced house offers a perfect blend of contemporary style and comfortable living. Recently refurbished, and offers four bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The stunning contemporary interior is both stylish and functional, creating a warm and welcoming atmosphere throughout the home. The heart of the house is undoubtedly the kitchen diner, which is designed for modern living. This space is perfect for family meals or hosting friends, allowing for a seamless flow between cooking and dining.

The garden offers a delightful outdoor retreat. This space is perfect for enjoying sunny afternoons or hosting summer barbecues, making it an excellent addition to the property.

With an array of features that enhance its appeal, this home is not just a place to live but a lifestyle choice. The combination of its prime location, spacious layout, and modern finishes makes it a must-see for anyone looking to settle in this sought-after area of Cardiff. Don't miss the opportunity to make this stunning property your new home.

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



	Tenure
Hall	Freehold, but this is to be confirmed by your legal rep
Lounge area 11'9" x 13'9" (3.6m x 4.2m)	Council tax
Dining area 9'10" x 11'8" (3m x 3.56m)	Band E
Kitchen Diner 10'0" x 19'6" (3.07m x 5.96m)	School Catchment
Landing	Albany Primary School Cathays High School
Bedroom 1 15'4" x 11'1" (4.69m x 3.40m)	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
Bedroom 2 9'10" x 11'8" (3m x 3.56m)	* this is subject to change & availability
Bathroom	
Bedroom 3 7'1" x 6'0" (2.18m x 1.84m)	
Bedroom 4 10'0" x 7'11" (3.07m x 2.42m)	
Garden	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

