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CARDIFF

VALE

CAERPHILLY

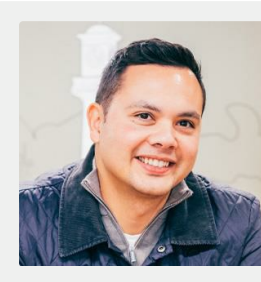
BRISTOL





A super stylish family home, with 5 DOUBLE BEDROOMS, bathroom, & shower room. Full of features and located just off the park

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk

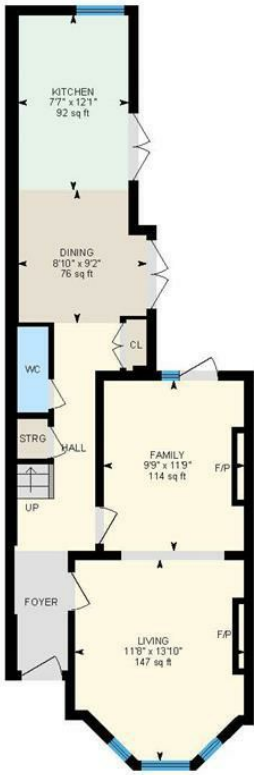


" A great family home for us with lots of space. We have loved being so close to the park and local shops"

Comments by the Homeowner

14 Montgomery St, Roath, CRF

Main Building: Total Interior Area: 1448.67 sq ft



Ground Floor



1st Floor



2nd Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Montgomery Street

Roath, Cardiff, CF24 3LZ

Offers Over

£450,000



5 Bedroom(s)



2 Bathroom(s)



1593.00 sq ft



Contact our
Penylan Branch

02920 499680

OFFERS OVER £450,000
We are pleased to offer FOR SALE this fantastic size period family home. This end of terrace property, offers a lovely blend of modern & traditional living, with a bright contemporary interior, benefiting from striking original features. Briefly comprising a period entrance hall with original tiled floor, though lounge sitting room, WC, fantastic kitchen diner, with modern fitted kitchen, 3 double bedrooms and bathroom to the first floor. On the second floor, there are 2 further double bedrooms and shower room. Outside there is an enclosed low maintenance garden, but further benefits from side access. The owners have obtained planning for a side extension. Conveniently located with both Albany road and Roath Park Recreational grounds at the end of your street, as well as within popular Roath Park & Cardiff High school catchment, making this a super family home !



	Garden & side access
Hall	
Lounge 11'8 x 13'10 (3.56m x 4.22m)	Tenure Freehold, but this is to be confirmed by your solicitor
Sitting room 9'9 x 11'9 (2.97m x 3.58m)	School Catchment Roath Park Primary School (year 2026)
Kitchen Diner 8'10 x 21'3 (2.69m x 6.48m)	Cardiff High School (year 2026)
WC	Ysgol Y Berllan Deg (year 2026)
Bedroom 1 15'8 x '13'9 (4.78m x '4.19m)	* subject to change and availability
Bedroom 2 9'8 x 11'10 (2.95m x 3.61m)	Council tax Band - F
Bedroom 3 7'7 x 14'9 (2.31m x 4.50m)	
Bathroom	
Bedroom 4 10'1 x 10'7 (3.07m x 3.23m)	
Bedroom 5 10'9 x 13 (3.28m x 3.96m)	
Shower room	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

