

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ROATH COURT ROAD
ROATH



HALL

LOUNGE

SITTING ROOM

LEAN TO

KITCHEN DINER

LANDING

FRONT BEDROOM

MIDDLE BEDROOM

BATHROOM

REAR BEDROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band - F

SCHOOL CATCHMENT

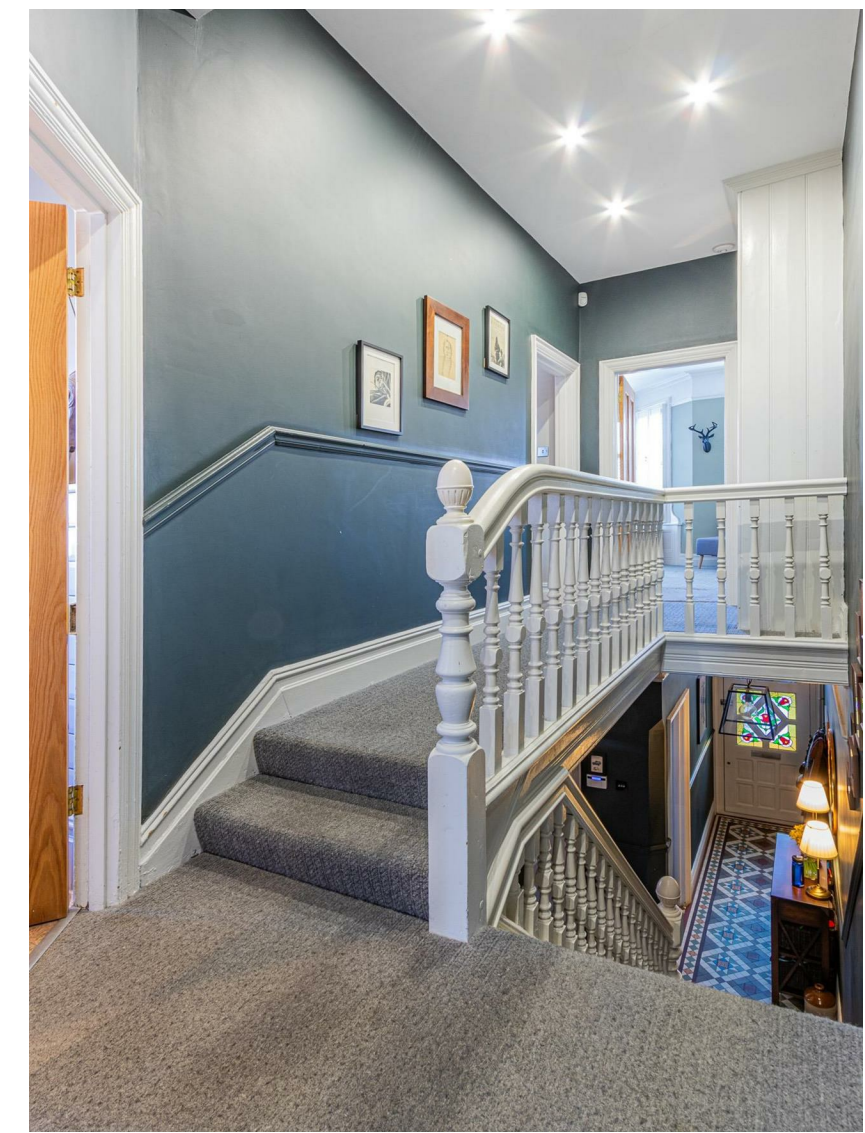
Marlborough rd Primary

Ysgol Y Berllan Deg

Cardiff High School

Ysgol Gyfun Gymraeg Bro Ederm




*This is subject to availability & change





ROATH COURT ROAD

ROATH, CF24 3SD - £485,000

 3 Bedroom(s)
  1 Bathroom(s)
  1334.00 sq ft

OFFERS OVER £485,000

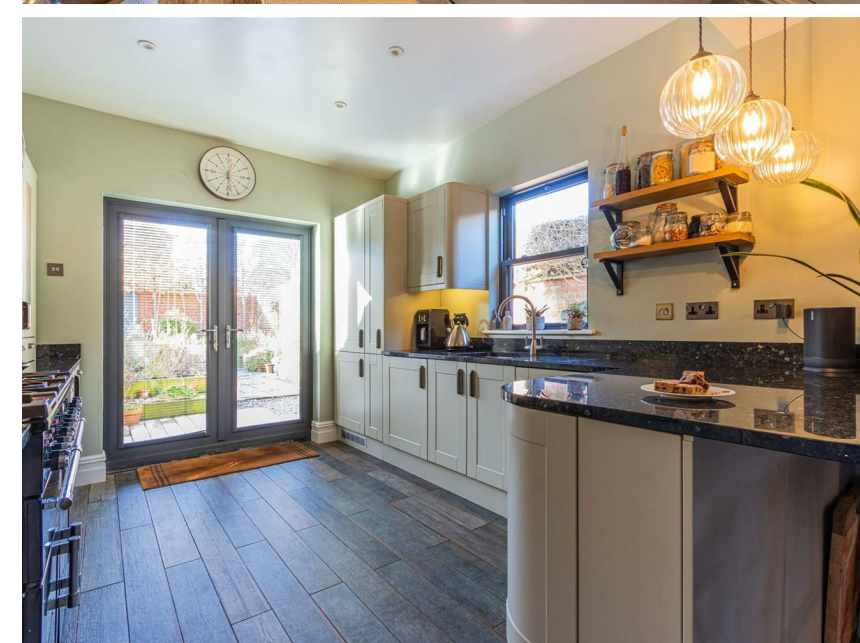
We are pleased to offer for sale this beautifully presented period family home in Roath. This property has been sympathetically renovated by the current owners, and hosts a wealth of original features such as tiled floors, and fireplaces, mixed with modern touches such as sash windows & shutters. The accommodation briefly comprises : charming period entrance hall, front lounge, sitting room, lean to, impressive kitchen diner with modern fitted kitchen and patio doors to garden. Upstairs there are Three great sized bedrooms and stunning family bathroom with four piece suite. Outside there is a pretty landscaped garden with mature plants and trees, rear and side access.

Located on the corner of Roath Court Road & Arran Place, just off Albna road, you are well paced for local shops and a choice of parks such as Waterloo Gardens and Roath Park, as well as a short walk to Cardiff centre & easy access to the M4.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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 02920 499680
 Branch manager

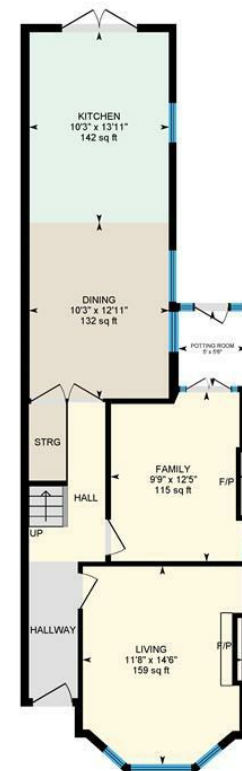




 Roath Court Road, Roath, Cardiff

Roath Ct Rd, Roath, CRF

Main Building: Total Interior Area 1323.55 sq ft



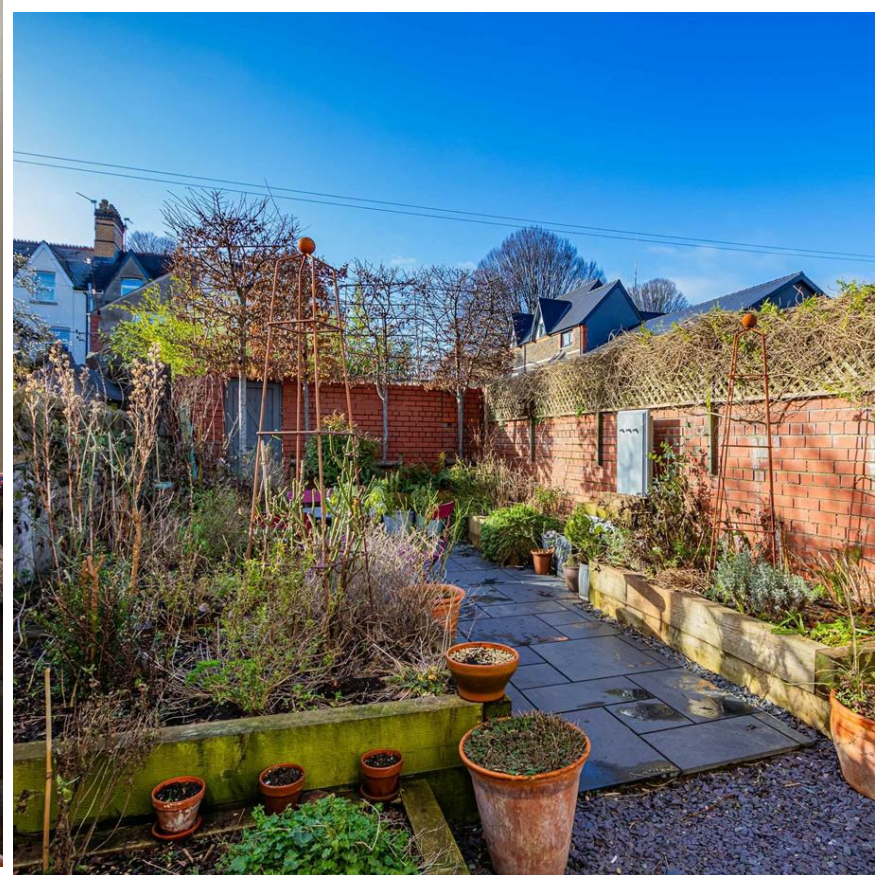
Ground Floor



1st 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.



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		
England & Wales		EU Directive 2002/91/EC 