

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 Edern

\*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 Albnay 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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Branch manager

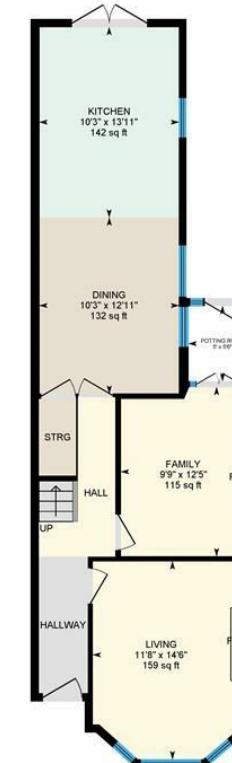




Roath Court Road, Roath, Cardiff

## Roath Ct Rd, Roath, CRF

Main Building: Total Interior Area 1323.55 sq ft



Ground Floor

0 5 10 ft



1st Floor



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