



Winian Road

ROATH PARK



A very impressive and spacious family home, with a lovely mix of old and new. Check out that kitchen diner !!!

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

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Comments by Homeowner



Ninian Road

Roath Park, Cardiff, CF23 5ER

Asking Price

£740,000



5 Bedroom(s)



2 Bathroom(s)



2253.00 sq ft



Contact our
Penylan branch

02920 499680

Recently Renovated Period Town House on Ninian Road

We are delighted to offer for sale this recently renovated period town house, offering a spacious and versatile family home that beautifully combines original character with modern living.

Arranged over three floors, the property provides a flexible layout ideal for growing families. The accommodation briefly comprises a grand entrance hall with an original tiled floor, a comfortable lounge, middle reception room, and a stunning open-plan kitchen/diner featuring a newly fitted kitchen. The ground floor is further complemented by a useful pantry, utility room and WC.

To the first and second floors are four generous double bedrooms, a separate WC, a luxurious family bathroom and a modern en-suite shower room, providing excellent accommodation for family living.

Externally, the property benefits from a low-maintenance rear garden with convenient lane access, offering a private outdoor space that is easy to maintain.

The property is ideally positioned on Ninian Road, providing excellent access to a range of local amenities, independent coffee houses and the high street. The popular Roath Park Lake and surrounding parks are also within easy reach. The University Hospital of Wales is a short walk away, while the property is within catchment for highly sought-after schools, including Roath Park Primary School and Cardiff High School. With its blend of period charm, contemporary improvements, generous accommodation and excellent location, this is a fantastic opportunity to acquire a superb family home in a highly desirable area.











CARDIFF

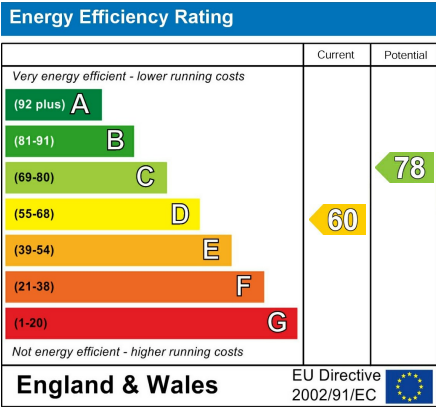
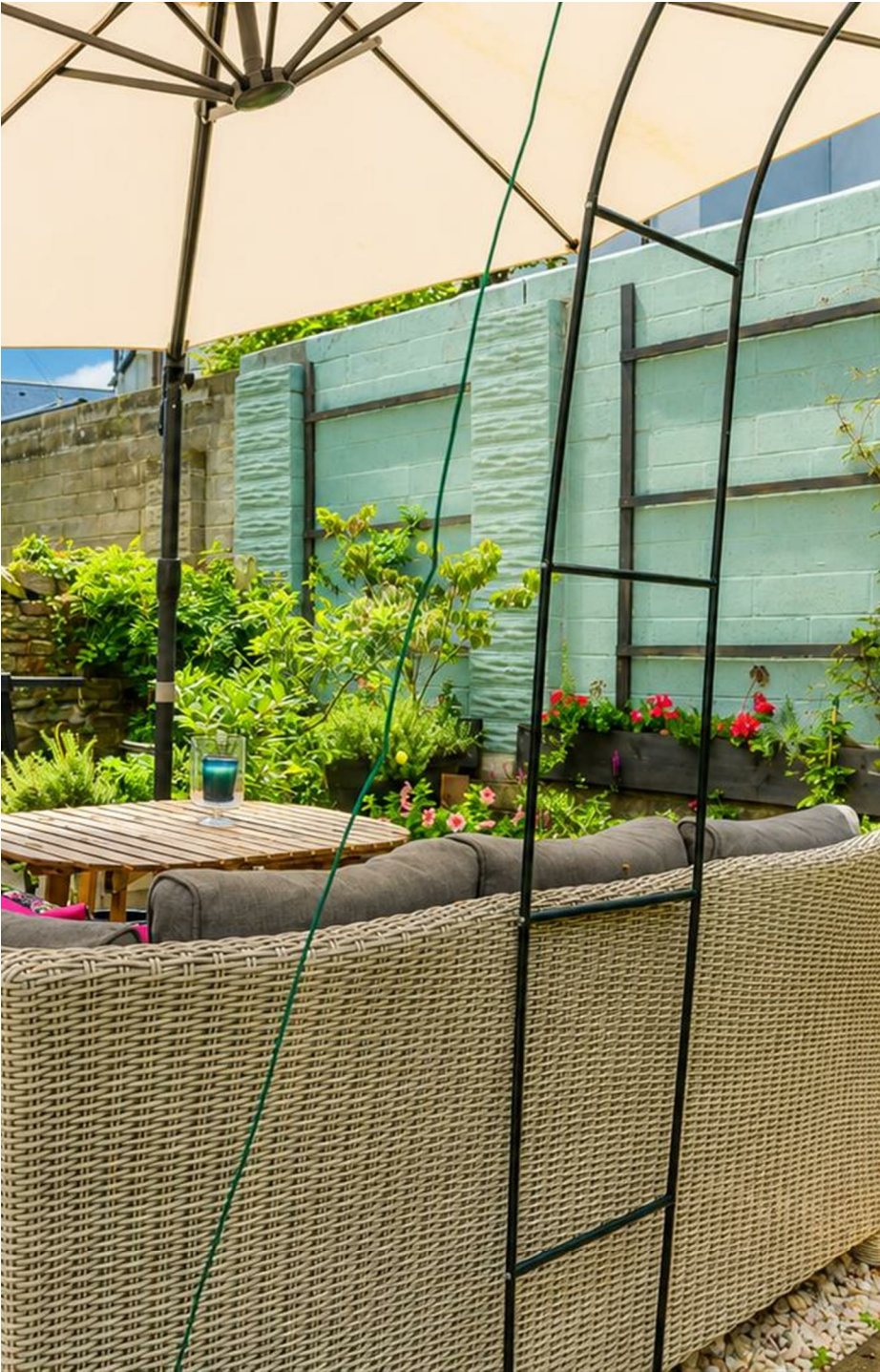
VALE

CAERPHILLY

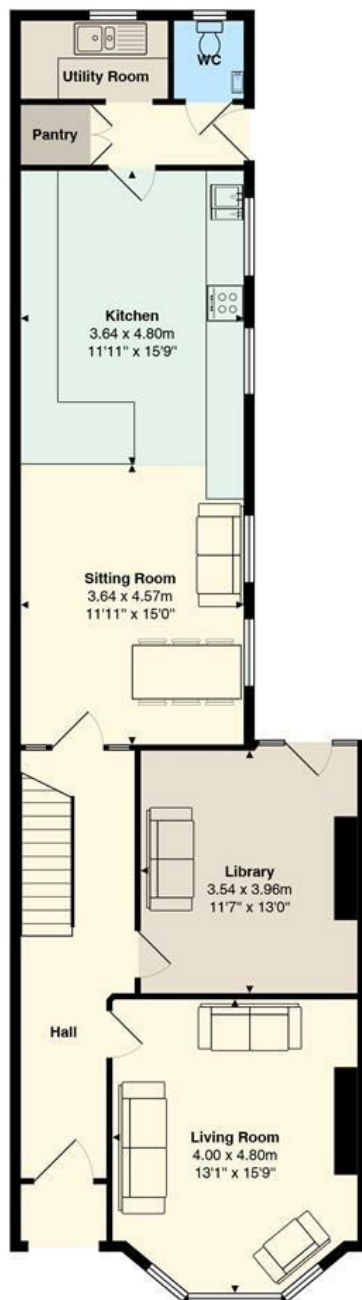
BRISTOL

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Entrance hall	Tenure
Lounge 13'1" x 15'8" (4.00m x 4.80m)	Freehold, but this is to be confirmed by your solicitor
Library 11'7" x 12'11" (3.54m x 3.96m)	Council tax
Open plan Kitchen 11'11" x 15'8" (3.64m x 4.80m)	Band - H
Sitting / dining area	School catchment
Pantry	Roath Park Primary School (year 2026) Cardiff High School (year 2026)
Utility Room	Ysgol Y Berllan Deg (year 2026) Ysgol Bro Ederyn (year 2026)
WC	* subject to change and availability
Landing	
Bedroom 1 18'0" x 15'8" (5.50m x 4.80m)	
Bedroom 2 11'8" x 12'11" (3.56m x 3.96m)	
WC	
Bathroom	
Bedroom 3 11'11" x 14'7" (3.64m x 4.46m)	
Second floor landing	
Bedroom 4 19'0" x 26'2" (5.80m x 8.00m)	
Ensuite Shower room	
Garden	



Ninian Road

Total Area: 209.3 m² ... 2253 ft²

All measurements are approximate and for display purposes only



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C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L