

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



NINIAN ROAD
ROATH PARK



98 Ninian Rd, Roath Park, CRF

Main Building: Total Interior Area 2634.74 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.



A rare opportunity to live on Ninian rd, in a double fronted period home. Fantastic features throughout, and stunning views over Roath Pleasure gardens. A real beauty of a property !

Comments by - Mr Ramzy Bancroft



NINIAN ROAD

ROATH PARK, CF23 5EQ - OFFERS IN EXCESS OF - £850,000



4 Bedroom(s)



2 Bathroom(s)



2615.00 sq ft

OFFERS IN EXCESS OF £850,000

We are pleased to offer for sale this beautiful period property on NINIAN ROAD. This charming family home has a host of original features throughout the house, and offers fantastic space both inside& out. The double fronted layout offers lots of flexibility for families, and potential. The accommodation briefly comprises of a stunning central entrance hall, lounge, dining room, family room, Breakfast room, kitchen, pantry/ utility area, and WC to ground floor. Bright landing leading to 4 double bedrooms, bathroom and shower room. There is a further 2 Great size rooms on the 2nd floor, currently used as a study and play room. Outside there is an enclosed and South West facing Garden with patio, raised lawn, shed and rear lane access. This property is within great school catchment such as Roath Park primary & Cardiff High school, as well as a short walk to Roath Park Lake, Cardiff Centre & the University hospital of Wales. The property has a slightly elevated position from the road, and has stunning views over Roath Pleasure Gardens.

PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Hall

Lounge
3.84m x 5.26m (12'7 x 17'3)

Dining room
3.73m x 4.98m (12'3 x 16'4)

Family Room
3.73m x 4.39m (12'3 x 14'5)

Sun room

Breakfast room
3.48m x 3.81m (11'5 x 12'6)

Pantry / Laundry

Kitchen
5.00m x 3.81m (16'5 x 12'6)

WC

Landing

Bedroom 1
5.11m x 5.41m (16'9 x 17'9)

Bedroom 2
4.01m x 4.14m (13'2 x 13'7)

Bedroom 3
3.51m x 3.81m (11'6 x 12'6)

Bedroom 4
3.73m x 4.11m (12'3 x 13'6)

Bathroom

Shower room

2nd Floor

Bedroom 5
5.49m x 3.58m (18 x 11'9)

Bedroom 6
4.65m x 6.40m (15'3 x 21)

Garden

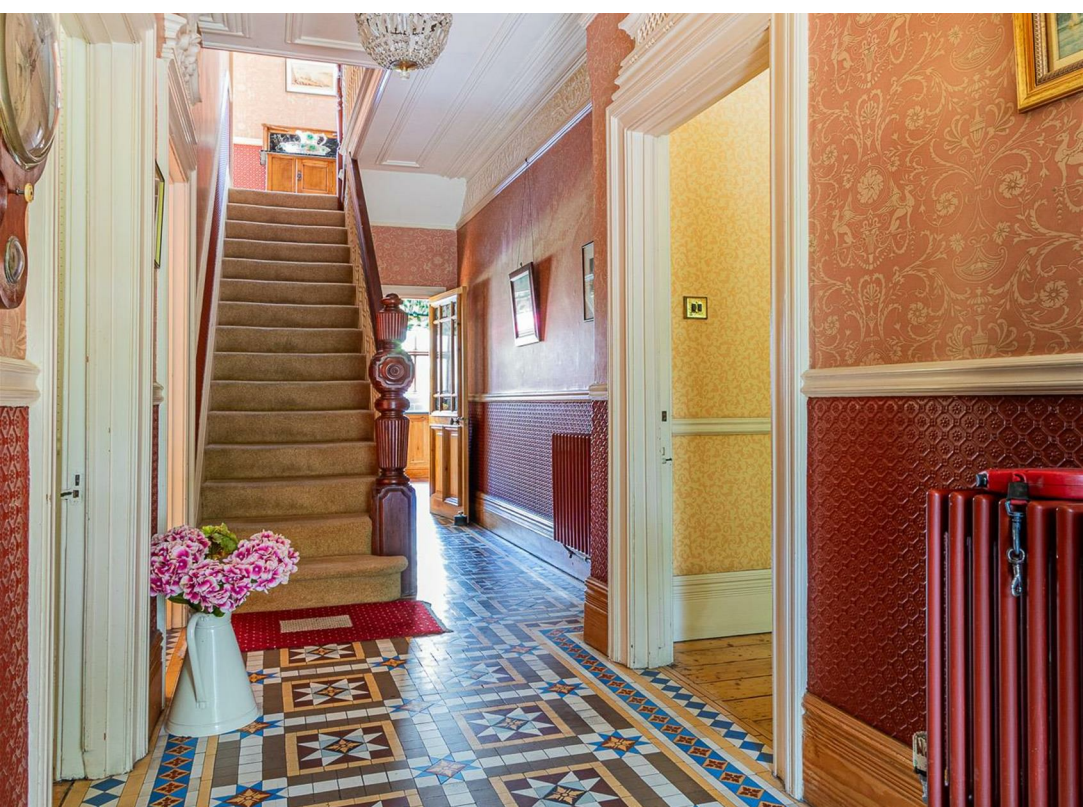
Tenure
Freehold, but this is to be confirm by your solicitor

School Catchment
Roath Park primary
Cardiff high School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

* this is subject to change and availability

Council Tax
Band - H



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		
	63	77

England & Wales EU Directive 2002/91/EC





