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Ambleside Avenue

ROATH PARK



This has to be one of the best value for money family homes in Roath Park

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

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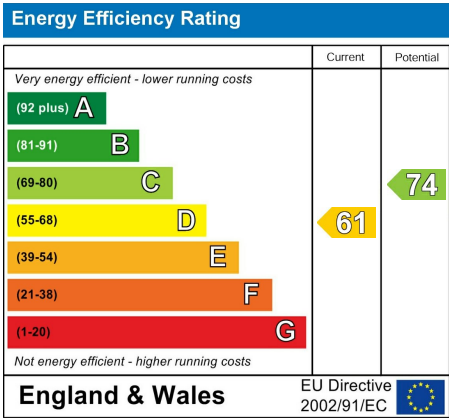


Immaculate Five Bedroom Family Home With Double Garage.

Comments by the Homeowner



All measurements are approximate and for display purposes only



Ambleside Avenue

Roath Park, Cardiff, CF23 5PX

Asking Price

£525,000



5 Bedroom(s)



2 Bathroom(s)



1646.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented FIVE bedroom family home with a double garage in a sought after location. The property briefly comprises of entrance hall, lounge, open plan kitchen / dining room, Family / Play Room, utility room and W.C to the ground floor, to the first floor there are two double bedrooms and a single bedroom as well as a family bathroom and stairs leading to the second floor. The top floor of the property has been dormered to accommodate a further two double bedrooms and modern shower room. Outside there is an enclosed rear and side garden with side access, double garage and a drive for approx four cars.

Within catchment of Rhydypenau Primary and Cardiff High School.

Situated within a short walk to Roath park boating lake, local shops, parks and amenities as well as Cardiff city Centre.

Entrance Hall

Lounge 13'7" x 15'0" (4.15 x 4.58m)

Kitchen / Dining Room 20'1" x 14'2" (6.13m x 4.32m)

Play Room 8'11" x 15'10" (2.73m x 4.84m)

Utility room 3'2" x 6'7" (0.99m x 2.02m)

Ground Floor W.C 2'3" x 6'5" (0.70m x 1.98m)

Landing

Bedroom One 12'2" x 14'11" (3.73m x 4.57m)

Bedroom Two 11'1" m x 14'6" (3.38 m x 4.43m)

Bedroom Three 7'8" x 7'7" (2.34m x 2.33m)

Bathroom 8'3" x 7'3" (2.53m x 2.21m)

Bedroom Four 10'11" x 14'7" (3.35m x 4.45m)

Bedroom Five 10'6" x 10'9" (3.21m x 3.28m)

Shower Room 5'2" x 10'7" (1.59m x 3.25m)

Garden

Double Garage

Tenure
Freehold - This is to be confirmed with your legal representative.

Council Tax
Band F

School Catchment
Rhydypenau Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to availability *

Additional Information

Information on the house
- Extension completed in Summer 2019 (which added 2 bedrooms, 1 bathrooms, new boiler and new roof for the main part of the house)
- New garden with outdoor lights completed August 2022
- New drive that fits 4 cars on completed November 2023





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