

FOR SALE

Ninian Road

Roath Park, Cardiff, CF23 5ER

ROATH PARK, CARDIFF

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ASKING PRICE

£740,000

5 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

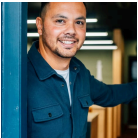
2,253 SQ FT





OUR COMMENTS

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



RAMZY BANCROFT
BRANCH MANAGER · PENYLAN



THE PROPERTY

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.

KEY FEATURES

2253 FT2

4 DOUBLE BEDROOMS

EN SUITE

UTILITY & WC

KITCHEN DINER

PANTRY





INSIDE



OWNERS' COMMENTS

We love the features and size of the property. We have recently renovated pretty much top to bottom

THE OWNERS

ROATH PARK, CARDIFF



ACCOMMODATION

LOUNGE 4.00m x 4.80m

LIBRARY 3.54m x 3.96m

OPEN PLAN KITCHEN 3.64m x 4.80m

BEDROOM 1 5.50m x 4.80m

BEDROOM 2 3.56m x 3.96m

BEDROOM 3 3.64m x 4.46m

BEDROOM 4 5.80m x 8.00m

SCHOOL CATCHMENT

*Roath Park Primary School (year 2026) Cardiff High School (year 2026) Ysgol Y Berllan Deg (year 2026) Ysgol Bro Ederyn (year 2026) * subject to change and availability*

FLOORPLAN



Ninian Road

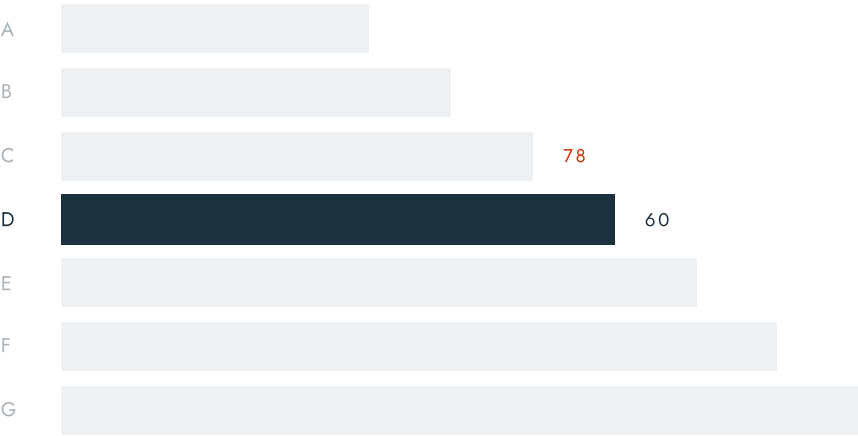
Total Area: 209.3 m² ... 2253 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Energy efficiency

Currently band D, with the potential to reach band C.



Rating 60 · potential 78. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - MID TERRACE
INTERNAL AREA	2,253 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND H · ABOUT £4,026 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	60 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

*Our Penylan team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU