



UNDER OFFER

# Roath Court Road

*Roath, Cardiff, CF24 3SD*

ROATH, CARDIFF

# Roath Court Road

*Roath, Cardiff, CF24 3SD*

---

OFFERS OVER

£500,000

5 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,646 SQ FT





## OUR COMMENTS

*fantastic 5 bed property with a mixture of modern and period features in this very popular road.*



RAMZY BANCROFT  
BRANCH MANAGER · PENYLAN



## THE PROPERTY

\* OFFERS OVER £500,000 \*An extremely well presented & extended 5 bedroom family home located just a short stroll from local shops, coffee houses and parks in Roath and Penylan. Internally, you have a spacious entrance hall, light bay-fronted lounge with a lovely wood-burning stove, flexible second reception, and a large and light kitchen diner with useful utility room. To the first floor there are three double bedrooms and a family bathroom as well as a flexible fourth bedroom which could be used as a small bedroom or office/study space, as well another modern bathroom & fantastic fifth master bedroom on the top floor complete with Juliet balcony. Benefiting from many original and period features such as a tiled hallway, coving, dado and picture rails. The property has been improved greatly by the current owners with features including a stunning kitchen and solid-oak flooring throughout the ground floor as well as fitted shutters, stripped baths tone and sash windows to front. Outside there is a low maintenance garden with a patio and artificial lawn.

## KEY FEATURES

5 BEDROOMS

---

KITCHEN DINER

---

ORIGINAL FEATURES

---

FREEHOLD

---

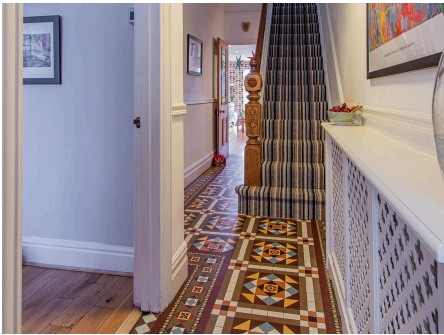
BATHROOM

---

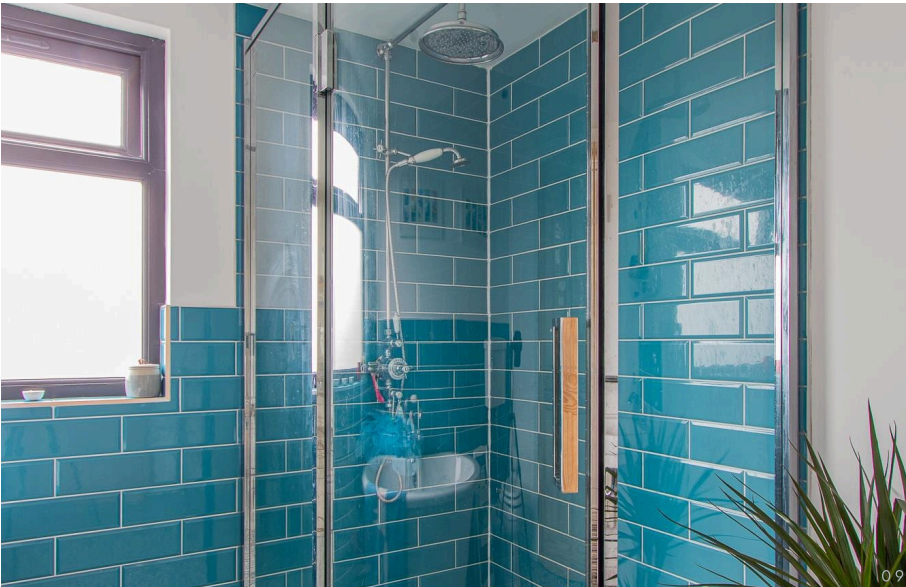
SHOWER ROOM

---





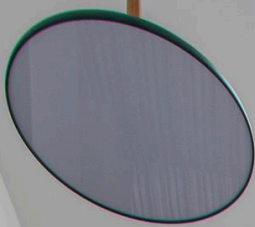
INSIDE



OWNERS' COMMENTS

*A great family home and lovely  
community. Just time for us to upsize*

THE OWNERS  
ROATH, CARDIFF



ACCOMMODATION

|                  |               |
|------------------|---------------|
| FRONT YARD       |               |
| PORCH            |               |
| HALLWAY          |               |
| LOUNGE           | 3.48 x 4.21   |
| SITTING ROOM     | 2.85 x 3.73   |
| UTILITY ROOM     |               |
| KITCHEN/DINER    | 3.19 x 8.16   |
| LANDING          |               |
| MASTER BEDROOM   | 4.69 x 4.21   |
| BEDROOM TWO      | 2.85 x 3.73   |
| BEDROOM THREE    | 3.19 x 3.29   |
| BEDROOM FOUR     | 2.23 x 2.38   |
| BATHROOM         | 2.17 x 2.05   |
| BEDROOM FIVE     | 4.12m x 5.56m |
| SHOWER ROOM      | 2.41m x 3.06m |
| REAR GARDEN      |               |
| SCHOOL CATCHMENT |               |

FLOORPLAN

Roath Court Road

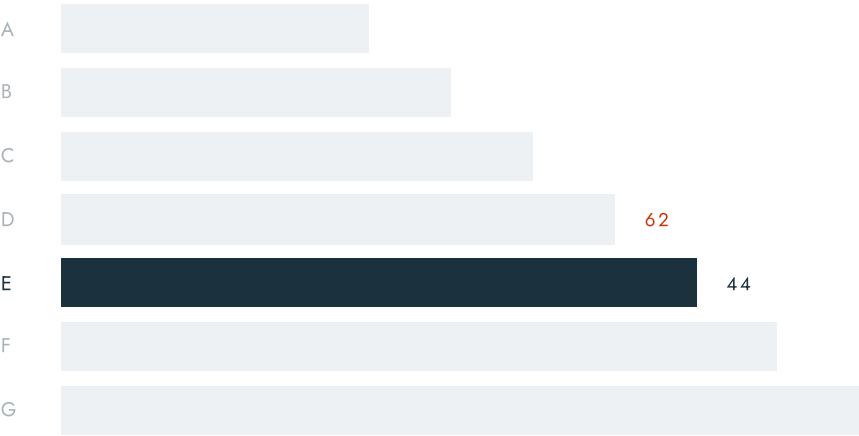


All measurements are approximate and for display purposes only

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

# Energy efficiency

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



Rating 44 · potential 62. The full certificate is available on request and on the property's page at [jeffreyross.co.uk](http://jeffreyross.co.uk).

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| PROPERTY TYPE | HOUSE - MID TERRACE                                                      |
| INTERNAL AREA | 1,646 SQ FT                                                              |
| TENURE        | FREEHOLD                                                                 |
| COUNCIL TAX   | BAND F · ABOUT £2,908 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
| EPC RATING    | 44 · POTENTIAL 62                                                        |

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