

UNDER OFFER

Tydfil Place

Roath Park, Cardiff, CF23 5HP

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OFFERS OVER

£580,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,616 SQ FT





A beautiful example of a period home in a prime location close to local parks, schools and amenities.



AMANDA TRINDER

SENIOR VALUER / NEGOTIATOR · PENYLAN



THE PROPERTY

*** Offers over £580,000 *** A fantastic example of a period property in a prime location. This beautifully presented four bedroom family home comprises of entrance hall, open plan lounge / sitting room, modern open plan Kitchen / dining room, utility / boot room and Shower room to the ground floor, to the first floor there are four bedrooms and a family bathroom. Outside there is a walled rear garden with access to a rear gated lane. The property is in immaculate condition throughout and ready to move straight in.

Situated in a prime location with close proximity to local parks, shops, schools and amenities as well as Cardiff City Centre.

Be Quick...

KEY FEATURES

SQ FT 1,616

OPEN PLAN LOUNGE / SITTING ROOM

OPEN PLAN KITCHEN / DINING ROOM

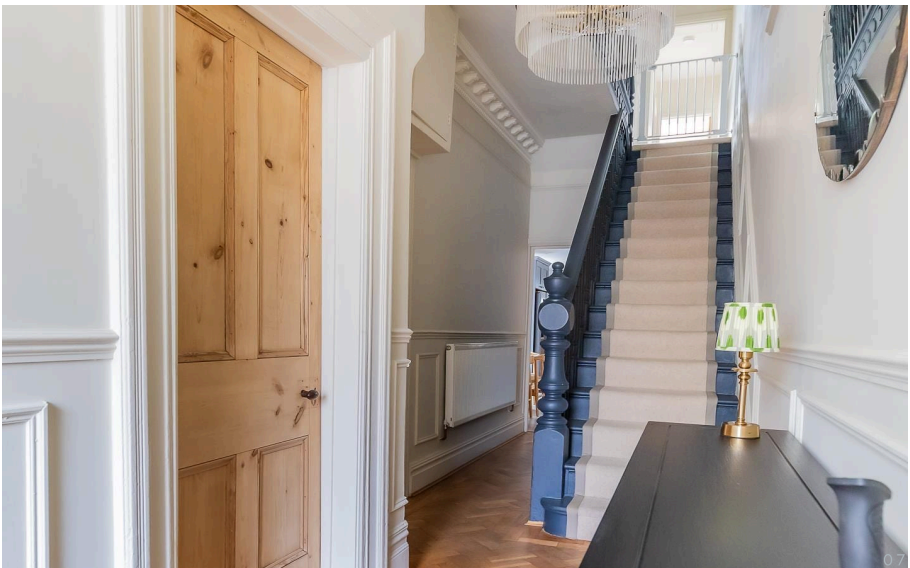
UTILITY / BOOT ROOM

GROUND FLOOR SHOWER ROOM

FOUR BEDROOMS

FREEHOLD

IMMACULATE CONDITION





INSIDE



The location of the house is everything for us, being so close to the historic beauty of Roath Park for dog walks, as well as fantastic local coffee shops and easy access into town. Inside, the property is really spacious, with four double bedrooms and a bright, expansive open-plan kitchen and living area with log burner. It's packed with character and original features like the huge bay windows that fill the home with light.

THE OWNERS

ROATH PARK, CARDIFF



ACCOMMODATION

LOUNGE	3.91m x 3.81m
SITTING ROOM	3.48m x 3.28m
KITCHEN / DINING ROOM	9.07m x 3.25m
UTILITY / BOOT ROOM	3.25m x 2.16m
BEDROOM ONE	5.21m x 4.83m
BEDROOM TWO	3.78m x 3.33m
BEDROOM THREE	3.58m x 3.33m
BEDROOM FOUR	3.25m x 2.31m
BATHROOM	3.05m x 1.93m

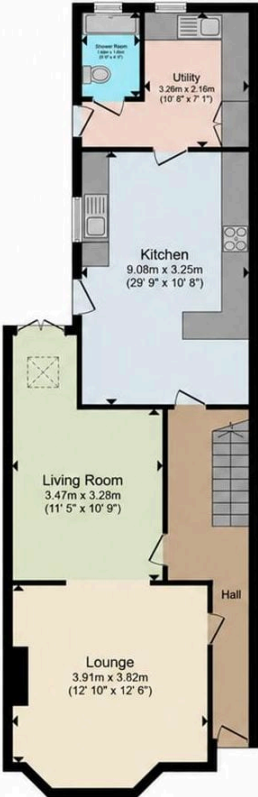
SCHOOL CATCHMENT

Roath Park Primary Cardiff High School Ysgol Y Berllan Deg Ysgol Bro Edern (Subject to availability and change)

ADDITIONAL INFORMATION

Summer 2023 - knock through between lounge and dining room to create an open plan space. Plus the addition of bespoke bookcases and TV unit and shelving by a local carpenter. Restored original floorboards. -New kitchen - Jan 2024 -All the rooms have been decorated in the last three years. -Addition of built in wardrobes in the master bedroom. -New utility room cabinets in 2024

FLOORPLAN



Ground Floor



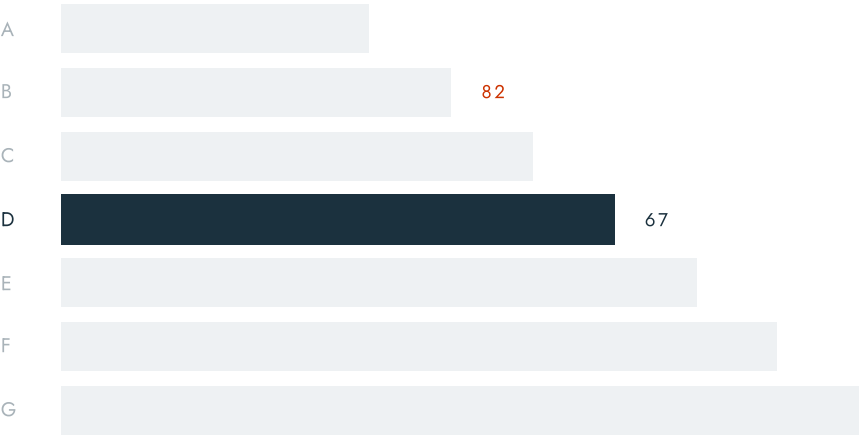
First Floor

Total floor area 150.1 m² (1,616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy efficiency

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



Rating 67 · potential 82. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,616 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,355 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	67 · POTENTIAL 82

COME AND SEE IT

Arrange a viewing

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



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

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