

Moy Road

Roath, Cardiff, CF24 4TG

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ASKING PRICE

£350,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,131 SQ FT

1131 FT2	4 BED
KITCHEN DINER	DOUBLE REC ROOM
STUNNING DECOR	GREAT LOCATION



THE PROPERTY

Nestled on Moy Road in the vibrant area of Roath, Cardiff, this charming terraced house offers a perfect blend of contemporary style and comfortable living. Recently refurbished, and offers four bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The stunning contemporary interior is both stylish and functional, creating a warm and welcoming atmosphere throughout the home. The heart of the house is undoubtedly the kitchen diner, which is designed for modern living. This space is perfect for family meals or hosting friends, allowing for a seamless flow between cooking and dining.

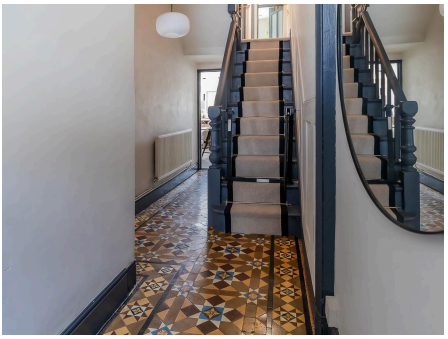
The garden offers a delightful outdoor retreat. This space is perfect for enjoying sunny afternoons or hosting summer barbecues, making it an excellent addition to the property.

With an array of features that enhance its appeal, this home is not just a place to live but a lifestyle choice. The combination of its prime location, spacious layout, and modern finishes makes it a must-see for anyone looking to settle in this sought-after area of Cardiff. Don't miss the opportunity to make this stunning property your new home.

INSIDE











ACCOMMODATION

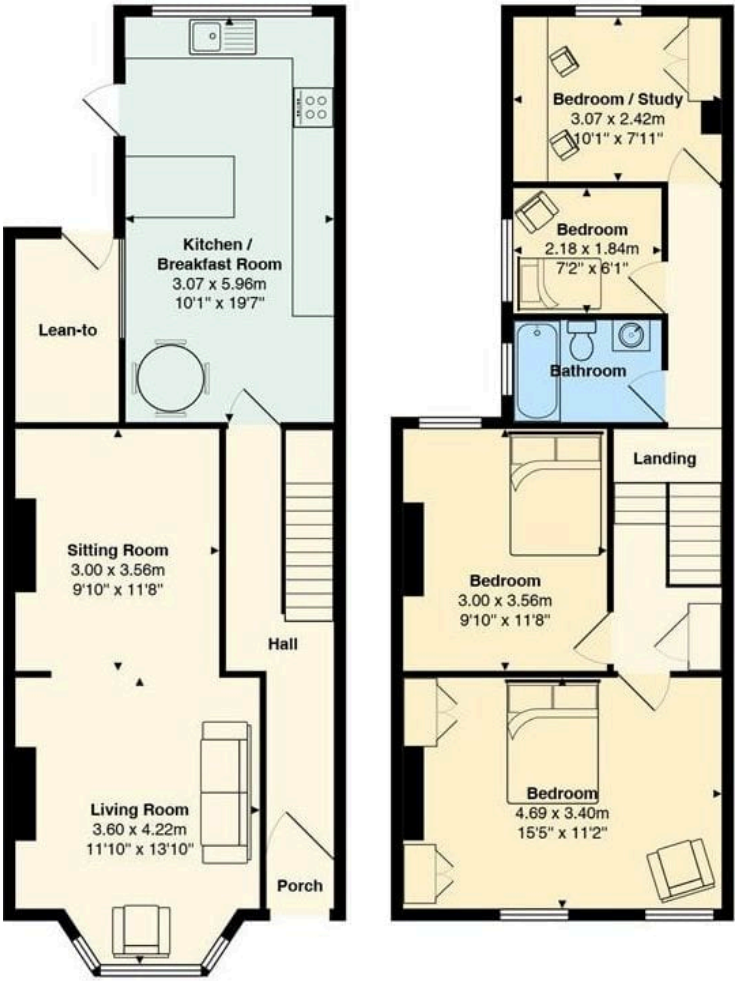
LOUNGE AREA	3.6m x 4.2m
DINING AREA	3m x 3.56m
KITCHEN DINER	3.07m x 5.96m
BEDROOM 1	4.69m x 3.40m
BEDROOM 2	3m x 3.56m
BEDROOM 3	2.18m x 1.84m
BEDROOM 4	3.07m x 2.42m

SCHOOL CATCHMENT

*Albany Primary School Cathays High School Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern * this is subject to change & availability*

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,131 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	44 · POTENTIAL 82

Moy Road



Total Area: 105.0 m² ... 1131 ft² (excluding lean-to)

All measurements are approximate and for display purposes only

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



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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. jeffreyross.co.uk