



Beatty Avenue

4 Bedrooms - Cardiff - CF23 5QT - £499,950 Freehold



All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

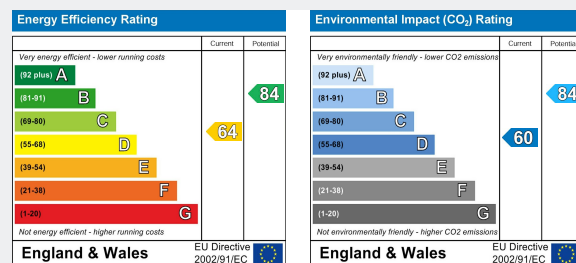
Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

029 2049 9680
info@jeffreycross.co.uk
www.jeffreycross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.



JeffreyRoss

find us on





Front

Pretty front garden with mature flower beds, drive way offering parking for multiple vehicles.

Hallway

Lounge

Sitting Room

Utility & WC

Kitchen Diner

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Loft Bedroom

EnSuite Shower room

Garden

Enclosed family friendly garden to the rear, complete with a wooden shed power, side gate allowing access to the front

Tenure

Freehold, this is to be confirmed by your solicitor

School Catchment

*Rhydypenau Primary School
Ysgol Y Berllan Deg (year 2019-20)
(year 2019-20)*

*Cardiff High School (year 2019-20)
Ysgol Gyfun Gymraeg Bro Edern
(year 2019-20)*

Council Tax

Band G







Located in the treelined and highly sought after BEATTY AVENUE in Roath park, is this beautifully presented 4 bedroom family home. This extended semi detached property has lovely features such as wood block flooring as well as practical additions such as built in storage, utility Room, Ground floor WC, and stunning master loft bedroom, complete with EnSite shower room and Juliette Balcony offering views over the surrounding area and Roath park Lake. Further benefiting from a bright entrance hall with handy storage, lounge, sitting room, and kitchen diner to the ground floor. Spread over the first and second floor you have 4 great size bedrooms, master ensuite & family bathroom. Outside you have a generous rear garden, and pretty front garden with driveway for multiple cars off road. Located a stones through from Roath park lake and a selection of shops and parks, as well as great school catchment such as Cardiff High, this is the perfect family home.

1248.00 sq ft

£499,950 - Freehold

