

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



JOHN STREET





**PORCH**

Enter via a replacement composite front door.

**HALL**

Open access into the living room.

**LOUNGE**

4.57m max x 2.92m (15' max x 9'7")

Window to front, TV point, gas fire.

**LIVING ROOM**

5.66m max x 3.20m (18'7" max x 10'6")

Electric fire, TV point, telephone point, window to rear, stairs rise to the first floor with cupboard under.

**KITCHEN**

3.56m max x 2.41m (11'8" max x 7'11")

Fitted wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap, gas cooker point, plumbed for washing machine, space for 2 white goods plus space for fridge/freezer, window to side plus door to the garden.

**FIRST FLOOR LANDING**

Access to all rooms plus access to the loft.

**BEDROOM 1**

3.48m x 3.07m (11'5" x 10'1")

Double bedroom, window to rear, built in double cupboard housing the newly fitted condensing gas boiler (February 2023), separate built in cupboard.

**BEDROOM 2**

3.23m x 3.07m max (10'7" x 10'1" max)

Double bedroom, window to front, 2 built in double wardrobes plus over head cupboards.

**BEDROOM 3**

2.11m x 2.08m (6'11" x 6'10")

Window to front.

**BATHROOM**

3.35m max x 2.44m (11' max x 8')

Fitted with a white suite comprising a panel bath with shower attachment, pedestal wash hand basin, shower area with gated entry and close coupled wc, tiled surround, fitted slim vanity base cupboards, window to rear.

**GARDEN**

Front small garden - low boundary wall, hydraulic lift to front door. Enclosed rear courtyard garden - lane access, outside wc - high level wc.

**GARAGE**

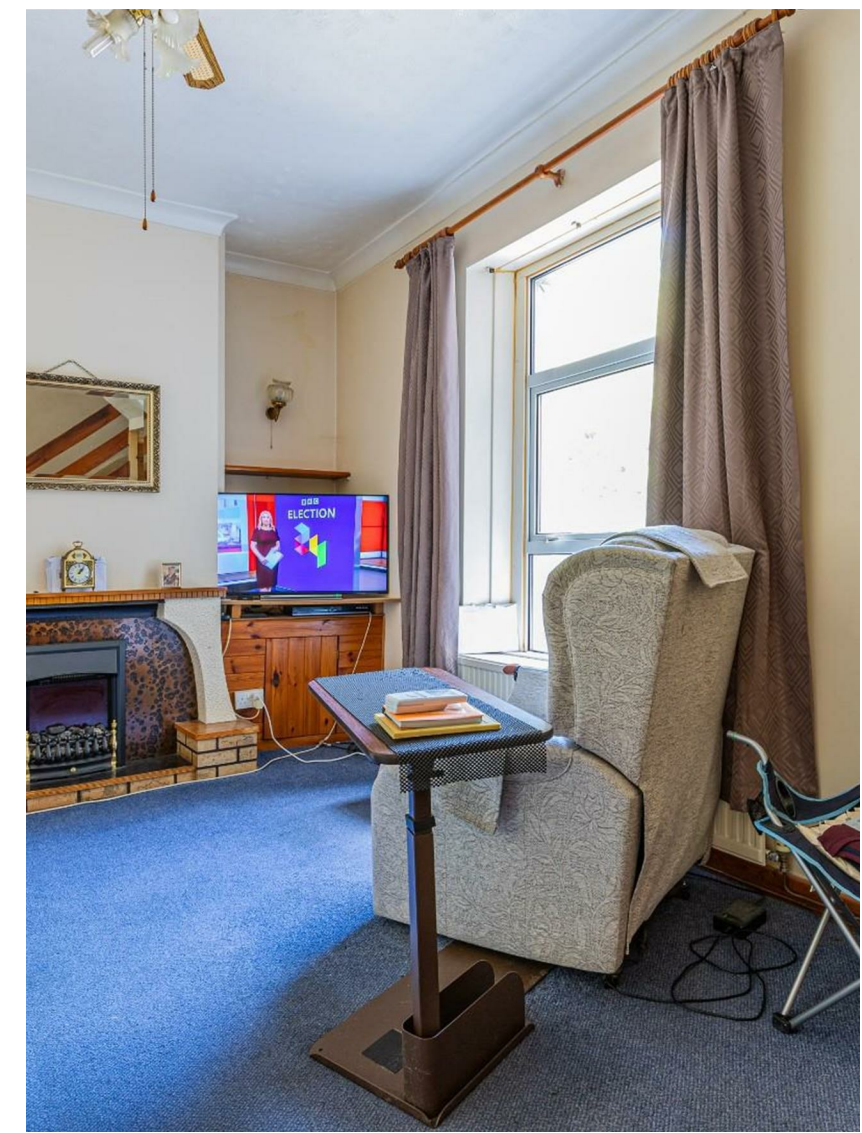
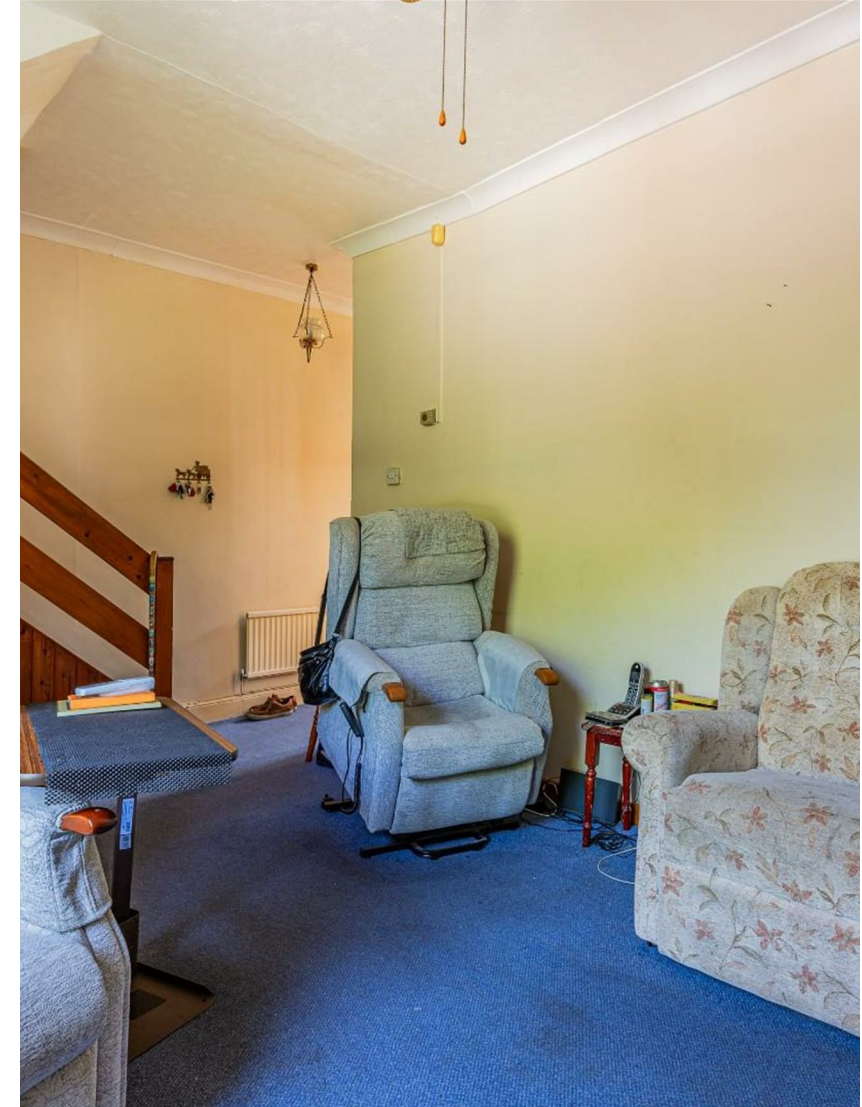
6.68m max x 3.28m (21'11" max x 10'9")

Larger than average single garage, light & power, water tap, up & over door allowing access.

**INFORMATION**

We believe the property is freehold.




The property has a council banding of Band D - £2,003.04







## JOHN STREET , CF64 1DN - £290,000

 3 Bedroom(s)  1 Bathroom(s)  1160.00 sq ft

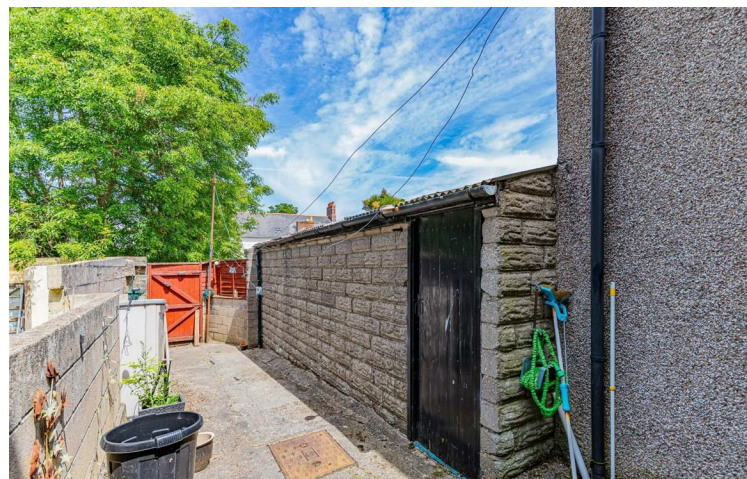
For sale with no on-going chain is this Victorian mid terraced house of good proportions. Located upon this popular road near the town center. Catchment for the popular Albert Road Primary & Stanwell Secondary Schools. Would benefit from some updating although ready to move into. Briefly comprising of an entrance porch, hall, lounge, living room, fitted kitchen, 3 bedrooms - built in wardrobes to the 2 doubles plus a large 1st floor bathroom - bath & shower enclosure. Complimented with gas central heating - newly fitted condensing boiler (February 2023) and upvc double glazing plus a security alarm. With a small front garden plus rear enclosed courtyard with outside wc and lane access plus larger than average single garage. Viewing highly recommended.



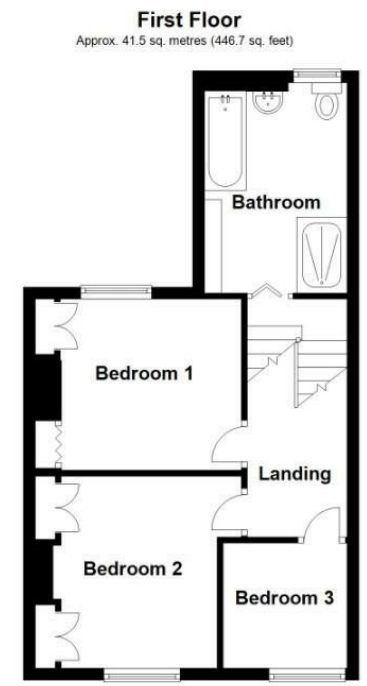
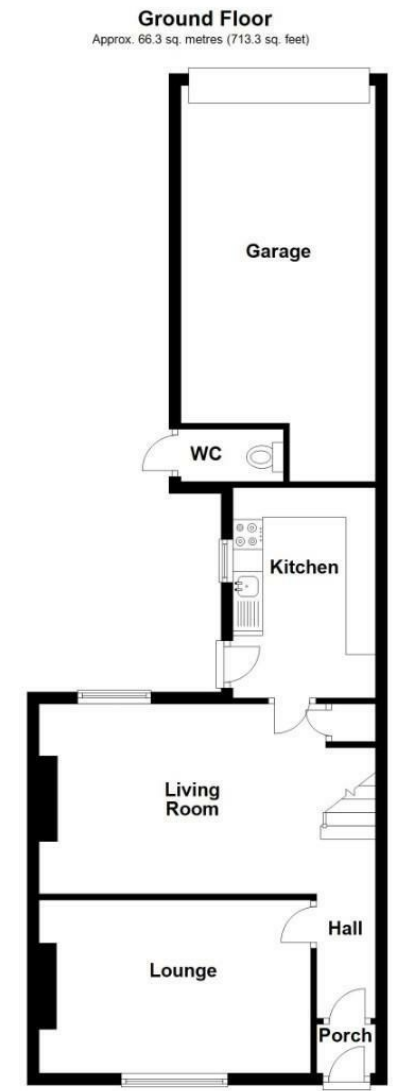
**PROPERTY SPECIALIST**  
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator







John Street, Penarth



Total area: approx. 107.8 sq. metres (1160.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	