

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SALOP PLACE





#### ENTRANCE HALL

Enter via a red composite front door into the hall, leading to both lounge and kitchen with stairs rising to the first floor plus a generous cloaks cupboard beneath, wall mounted gas combination boiler.

#### LOUNGE

**3.91m max x 3.07m (12'10" max x 10'1")**

Generous lounge, windows to front and side, TV point, telephone point.

#### KITCHEN

**3.68m max x 2.95m max (12'1" max x 9'8" max)**

Fitted with a good range of wall and base units with round edge worktop including an inset stainless steel sink & drainer with mixer tap and tiled splash backs plus under lighting, Beko electric cooker with cooker hood over plus fridge/freezer and washer/drier to remain, space for dining table & chairs, window to side

#### SHOWER ROOM

Stylishly appointed modern white suite comprising a walk in double enclosure with shower, pedestal wash hand basin and close coupled wc, tiled surround, heated chrome towel rail, extractor fan, window to front.

#### FIRST FLOOR LANDING

Window to side, access to both bedrooms.

#### BEDROOM 1

**3.68m x 2.95m (12'1" x 9'8")**

Double bedroom, window to side, access to loft space.

#### BEDROOM 2

**3.91m max x 3.00m (12'10" max x 9'10")**

Double bedroom, windows to front and side, inset built in double wardrobe, access to loft space.

#### GARDEN

Enter via a wrought iron gate into an enclosed paved courtyard, outside tap plus lighting.

#### INFORMATION

We believe the property is Freehold.  
Council Banding Band C £1,888.01 (2025-2026)







## SALOP PLACE

, CF64 1HP - £285,000



2 Bedroom(s)

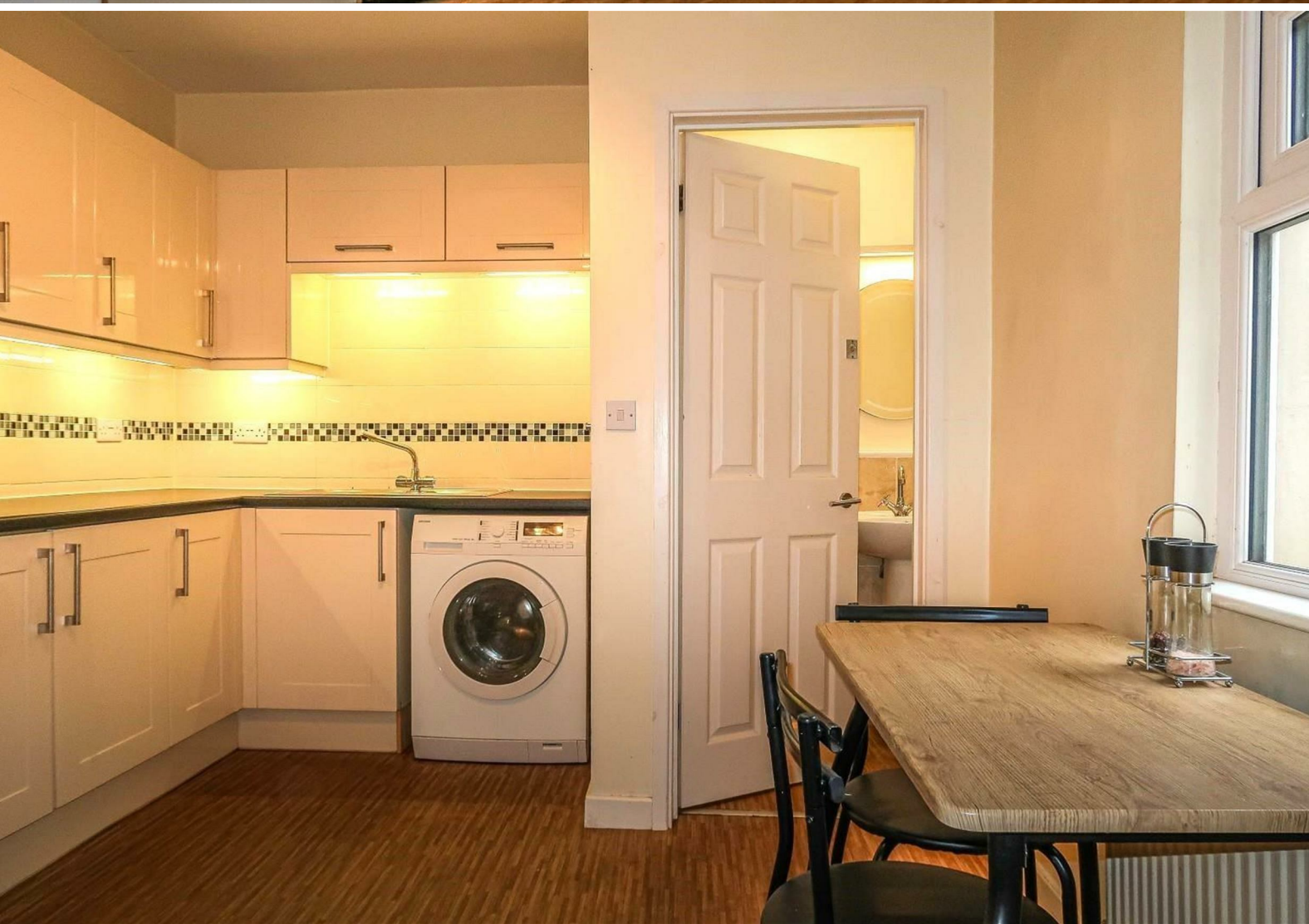


1 Bathroom(s)



sq ft

Located upon the small side road within the heart of the town centre. you will find this charming mews style terrace. To be sold with no ongoing chain and immediate occupation and well presented. Access through an enclosed private courtyard. Briefly comprising an entrance hall, generous lounge, kitchen with room for table & chairs plus cooker, fridge/freezer and washer/drier to remain and to one corner a stylishly appointed shower room. To the first floor there are 2 generous double bedrooms each with loft access. The courtyard garden has lighting and water. Viewing highly recommended.



### PROPERTY SPECIALIST

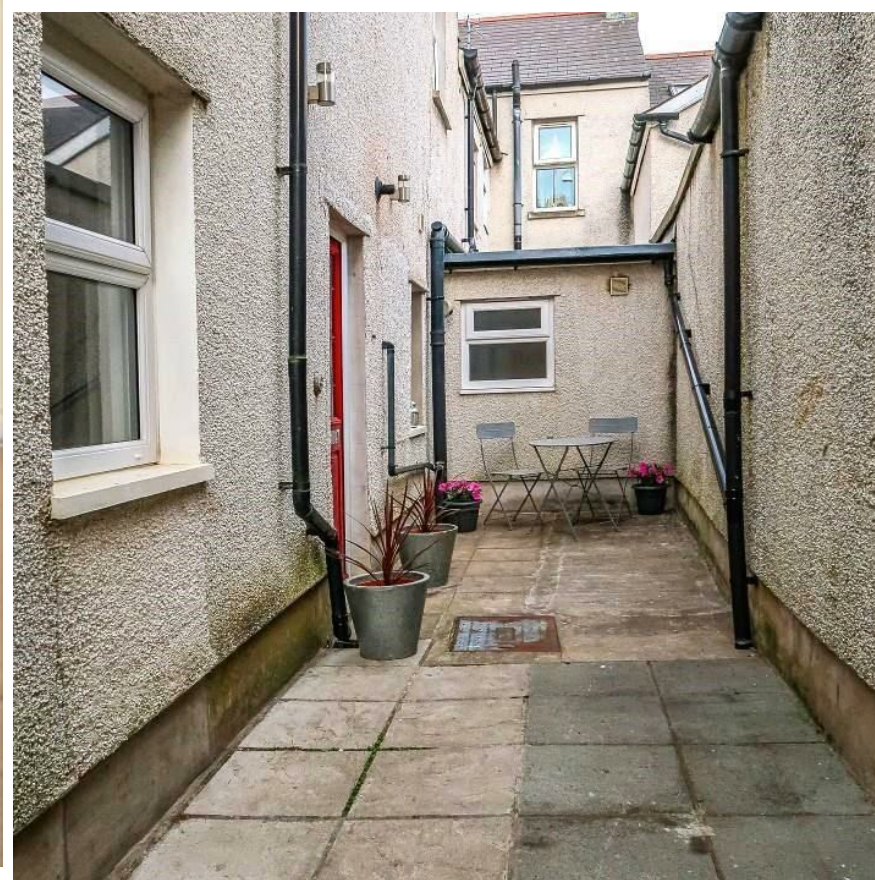
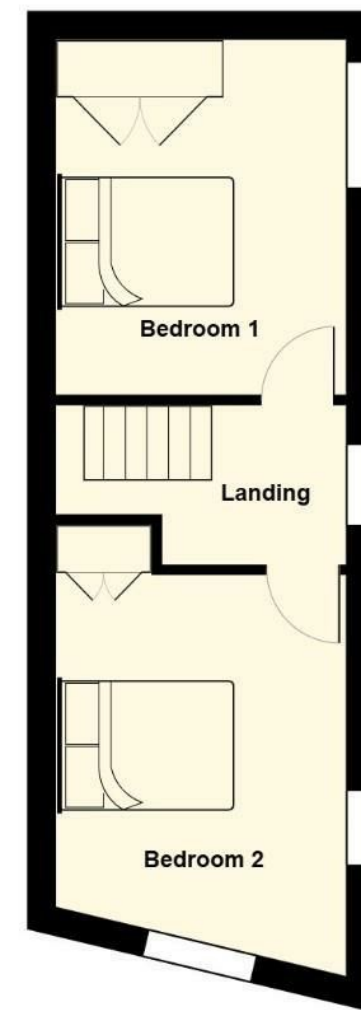
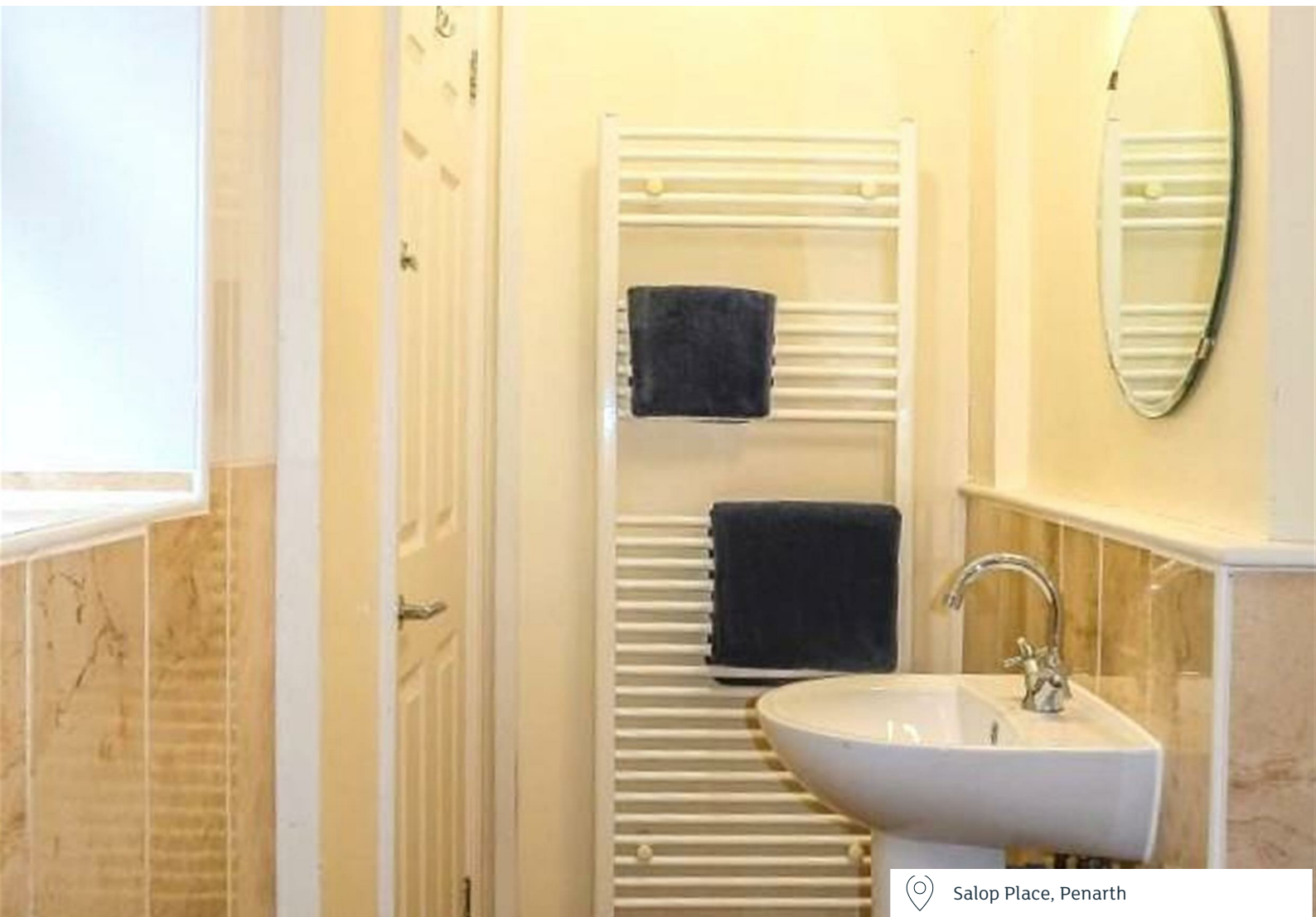
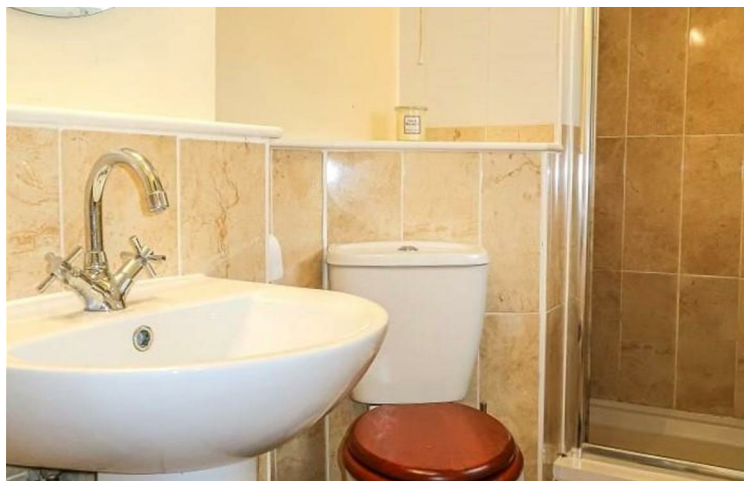
Mr Paul Davies

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Negotiator







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC