



# Selling with us

## Property Details Approval Form

23 Gwennyth Street,  
Cardiff, South Glamorgan,  
Wales, CF24 4PH

**Date:** 22 December 2025

**Property Ref and Version:** ALY307092 - 0004

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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offers over£280,000

Tenure: Freehold

## Key Features

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- Three Bedroom Semi Detached
- Three Reception Rooms
- Three Generous Bedrooms
- Great Local Transport Links
- Rear Enclosed Garden
- Close to Essential Shops & Amenities
- EPC Rating D
- Council Tax Band E
- EPC Rating: D

## Short Description

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Welcome to Gwennyth Street, a charming and rarely available three bedroom, semi detached house sold in the popular area of Cathays. Benefiting from a spacious and bright footprint, three reception rooms, additional utility area and sizely rear private garden. Calling families and first time buyers.

## Long Description

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We are proud to present this three bedroom semi detached home in the sought-after location of Cathays. The property benefits from three reception rooms to the ground floor with a modern fitted kitchen and utility room. Further more are three good size bedrooms and enclosed rear garden. The property is in a fantastic location, within walking distance to a host of local amenities and the near by Roath Park.

## Directions

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## Agent Note

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## Room Description

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### Entrance

### Lounge

12' 2" x 10' 4" MAX ( 3.71m x 3.15m MAX )

### Dining Room

11' 11" x 8' 11" ( 3.63m x 2.72m )

### Reception Room Three

11' 2" x 11' 1" ( 3.40m x 3.38m )

### Kitchen

8' 11" x 6' MAX ( 2.72m x 1.83m MAX )

### Utility Room

### Landing

### Bedroom One

13' 7" x 12' 1" MAX ( 4.14m x 3.68m MAX )

### Bedroom Two

11' 1" x 8' 6" ( 3.38m x 2.59m )

### Bedroom Three

8' 11" x 7' 10" ( 2.72m x 2.39m )

### Bathroom

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## Property Images





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## Floor Plan



Total floor area 95.1 m<sup>2</sup> (1,024 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](http://www.propertybox.io)



## Approval

Signature		Date
Niall Burton		
Mrs J. Rhys		