

Jeffrey Ross

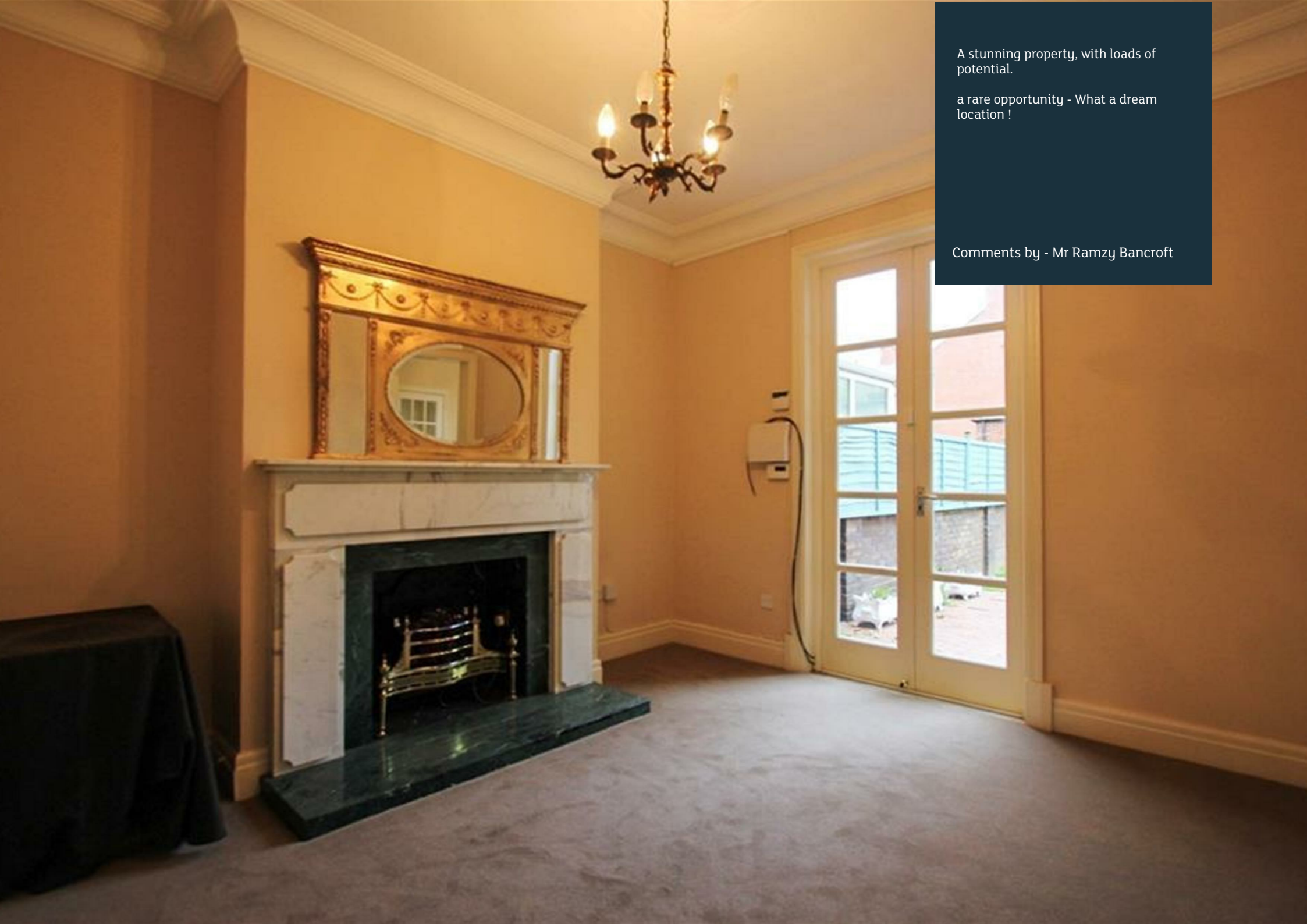
STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



QUEEN ANNE SQUARE  
CITY CENTRE



Total Area: 1668 ft<sup>2</sup> ... 154.9 m<sup>2</sup>  
 All measurements are approximate and for display purposes only



A stunning property, with loads of potential.

a rare opportunity - What a dream location !

Comments by - Mr Ramzy Bancroft



## QUEEN ANNE SQUARE

CITY CENTRE, CF10 3ED - ASKING PRICE £750,000



4 Bedroom(s)



3 Bathroom(s)



1819.00 sq ft

We are pleased to offer for sale the rare opportunity to live in one of Cardiff's most exclusive addresses - QUEEN ANNE SQUARE. This semi detached property is full of charm with a lot of the original features and character. In need of some modernisation, but offering so much potential. The current accommodation comprises: grand entrance hall, lounge, sitting room, dining room, kitchen, shower room and toilet to the ground floor. Upstairs is a family bathroom, 4 double bedrooms and ensuite shower room. To the rear is a good size garden with driveway to side, allowing for up to 5 cars to park off road. The property further benefits from a detached double garage & NO CHAIN.

LOCATED WITHIN CARDIFF CIVIC CENTRE – PRIVATE TREE-LINED ROAD WITH CENTRAL LAWNED GARDENS, COMPRISING PART OF THE CATHAYS PARK CONSERVATION AREA

The property is just a short stroll from City Hall, Cardiff University, Wales Government buildings, Alexandra Park and the Castle Grounds. Queen Street and Cardiff City Centre's shopping, leisure and public amenities are convenient and immediately accessible, within approximately 10 minutes' walk. Cathays station is just 5 minutes' walk away, offering easy connection to mainline services, and regular express buses to London and Bristol also stop here. Access to the M4/A48 is very easy, with North Road (A470) being just a few meters from the end of the street, and your journeys most likely being in the opposite direction to the main rush hour traffic. Also nearby are the University Hospital of Wales and the beautiful Roath Lake Park.

### PROPERTY SPECIALIST

**Mr Ramzy Bancroft**  
02920 499680  
Ramzy@jeffreygross.co.uk  
Branch manager





**Hall**

**Lounge**

3.68m x 5.05m (12'1 x 16'7)

**Sitting Room/ Lounge**

3.68m x 4.60m (12'1 x 15'1)

**Dinning Room**

3.58m x 3.40m (11'9 x 11'2)

**Kitchen**

2.51m x 3.20m (8'3 x 10'6)

**Bathroom**

**WC**

**Landing**

**Bedroom 1**

3.68m x 5.05m (12'1 x 16'7)

**Ensuite**

**Bedroom 2**

3.68m x 4.60m (12'1 x 15'1)

**Bedroom 3**

3.58m x 3.58m (11'9 x 11'9)

**Bedroom 4**

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

**Bathroom**

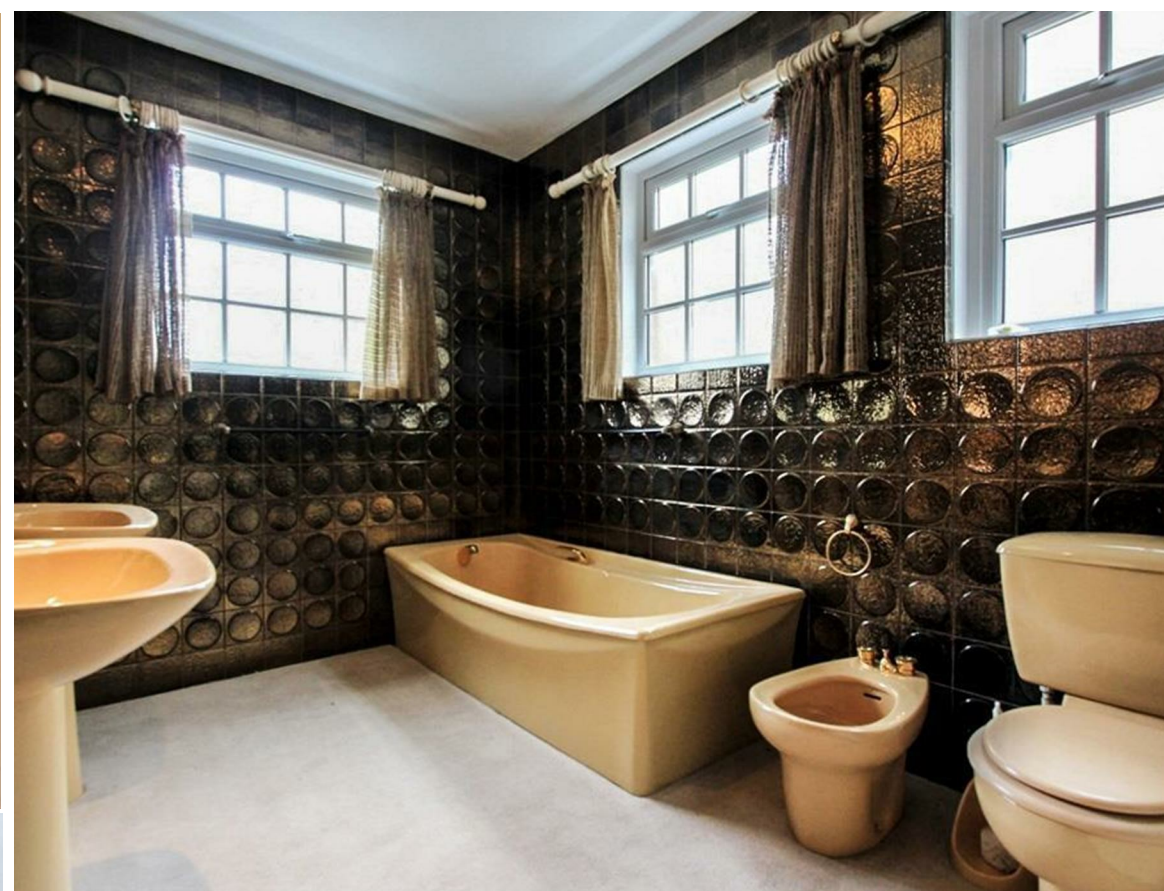
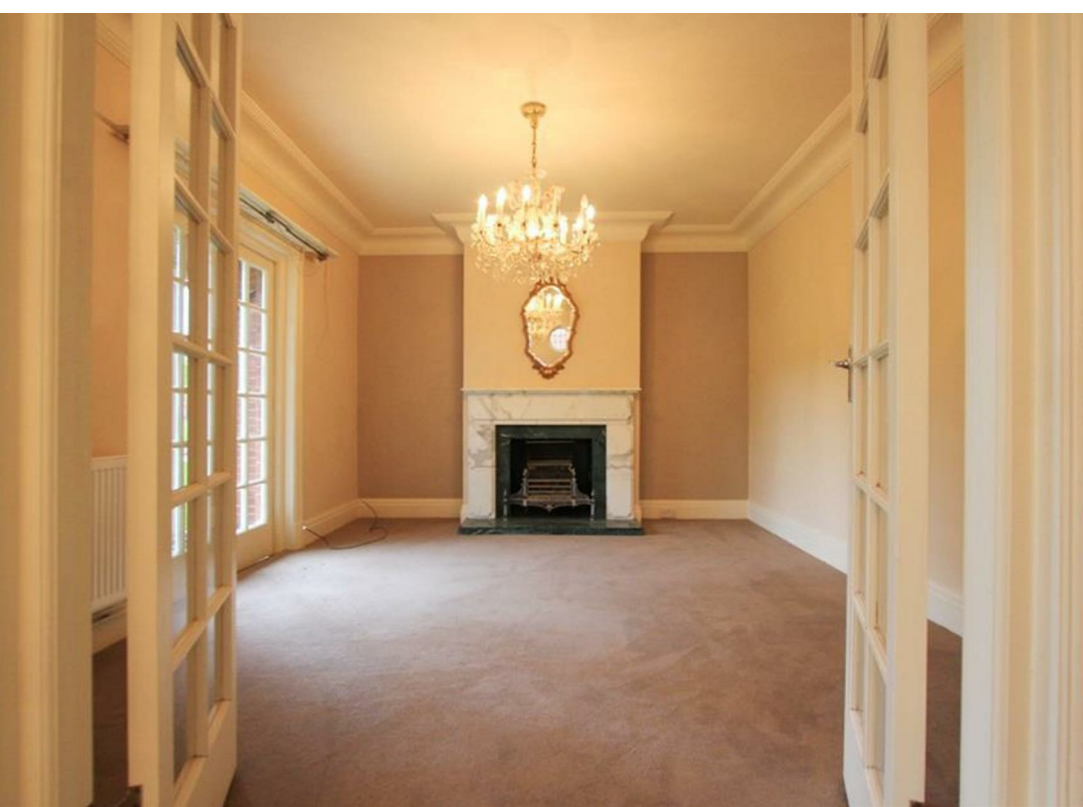
**Garden & Garage**

**Tenure**

Freehold, but this is to be confirmed by your solicitor

**Council tax**

Band - H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
		<b>63</b>
	<b>46</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 