

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SAPPHIRE STREET
ADAMSDOWN



HALL

REC 1
3.96m x 3.58m (13 x 11'9)

REC 2
3.53m x 3.43m (11'7 x 11'3)

REC 3 / KITCHEN
2.36m x 4.19m (7'9 x 13'9)

UTILITY AREA/ KITCHEN

POTENTIAL SHOWER ROOM

LANDING

BEDROOM
5.11m x 3.58m (16'9 x 11'9)

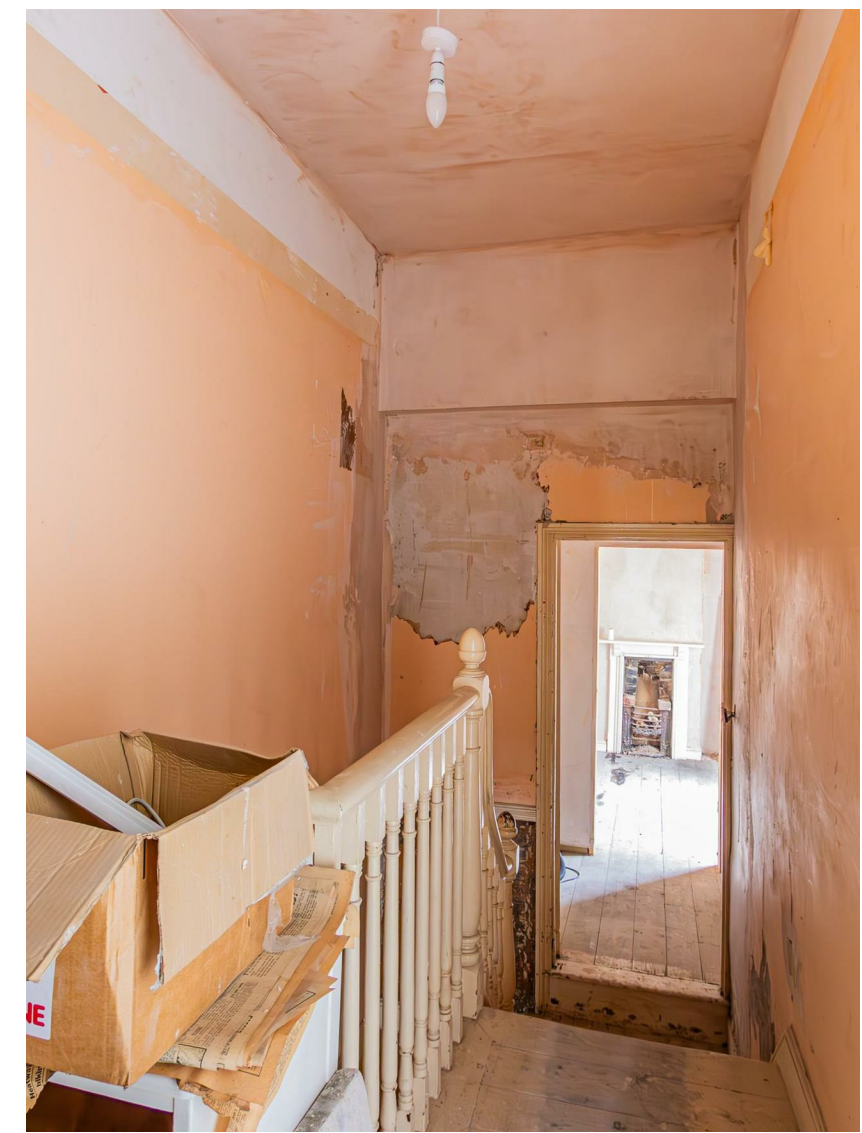
BEDROOM
3.53m x 3.43m (11'7 x 11'3)

BEDROOM
2.72m x 2.87m (8'11 x 9'5)

GARDEN

TENURE
Freehold, but this is to be confirmed by your solicitor




COUNCIL TAX
Band - D





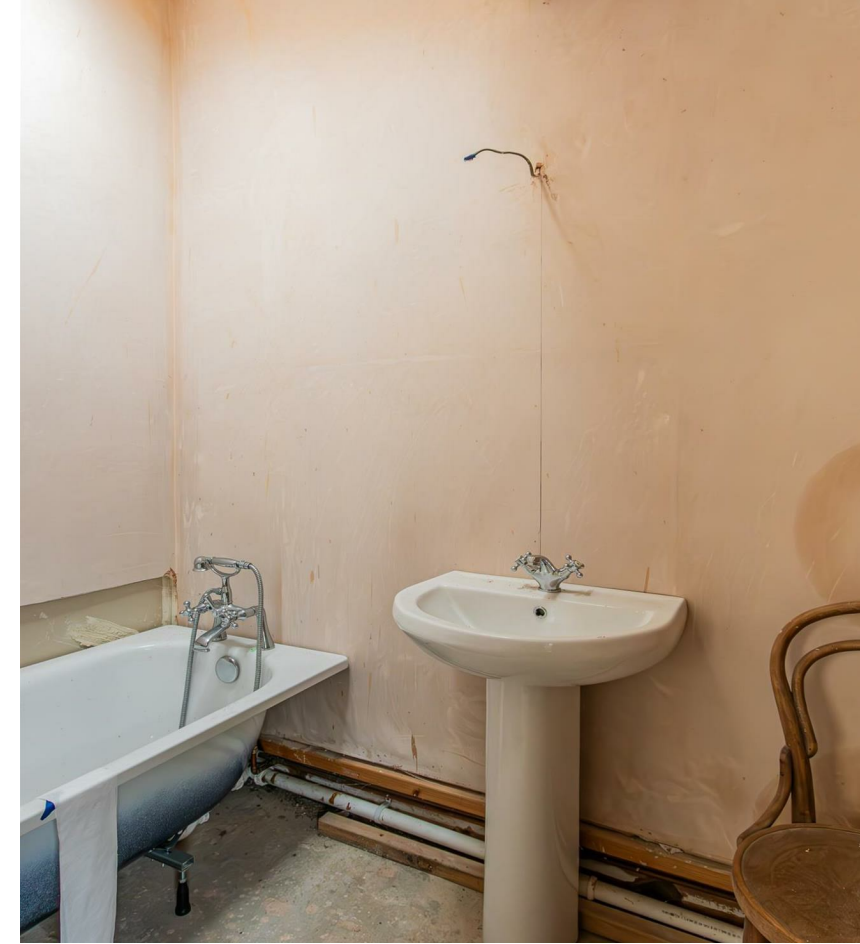
SAPPHIRE STREET

ADAMSDOWN, CF24 1PY - £159,950

 3 Bedroom(s)  1 Bathroom(s)  1216.00 sq ft

CASH BUYERS ONLY

A great opportunity. The property offers so much potential and would make a great home or buy to let investment. Located a 10-15min walk to the city centre, and a choice of local parks and shops within close proximity. Offered to market with on onward chain
The property requires renovating and for cash buyers only.



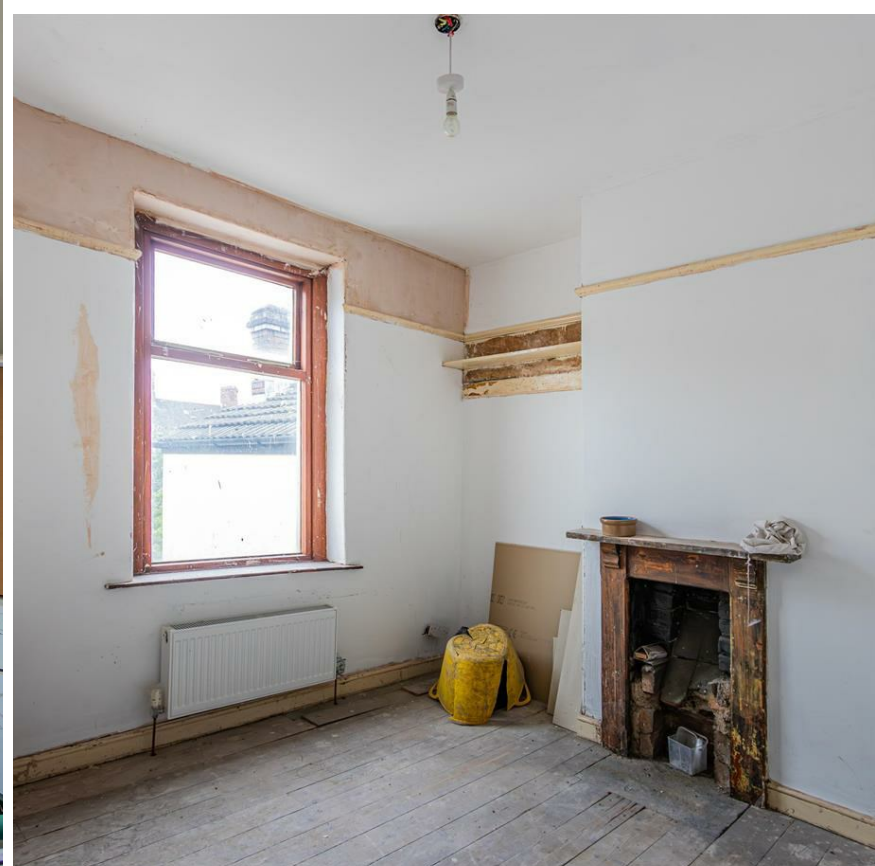
PROPERTY SPECIALIST

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

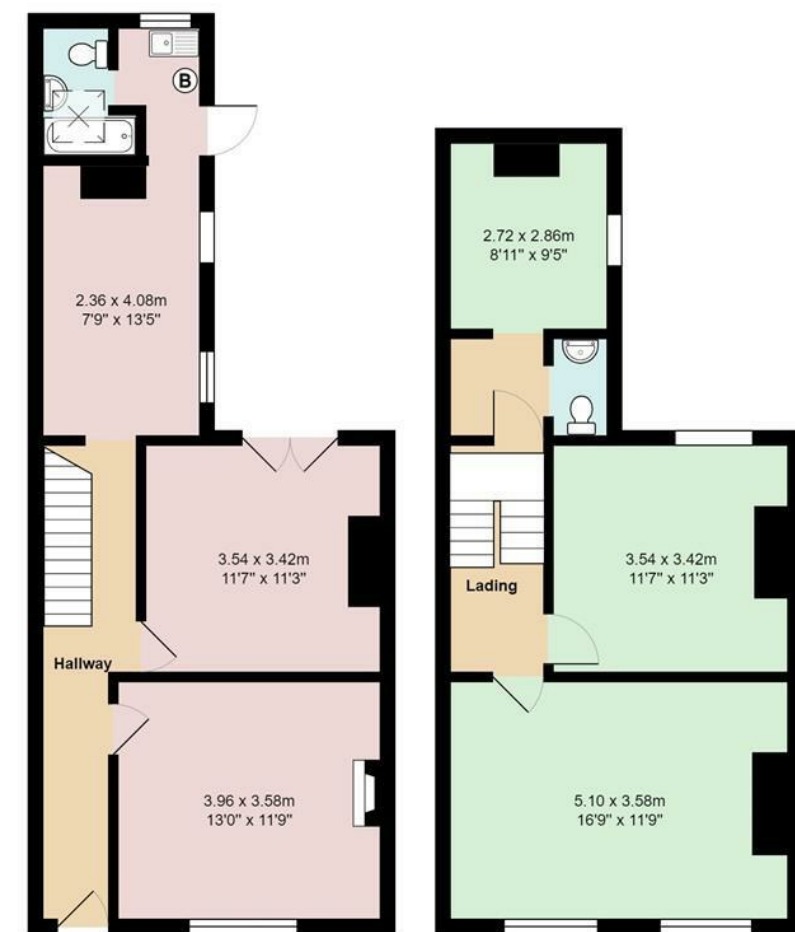




Sapphire Street, Adamsdown, Cardiff



Sapphire st



Total Area: 98.7 m² ... 1063 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	