

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KEPPOCH STREET
ROATH

KEPPOCH STREET

ROATH, CF24 3JU - £250,000

***Offers Over £250,000 *** Jeffrey Ross are pleased to bring to the market this immaculate, cottage style two double bedroom terraced home. The property briefly comprises of entrance hall, open plan lounge / dining room, extended modern kitchen / breakfast room, utility / lobby area, ground floor bathroom and two double bedrooms. Outside there is an enclosed, walled rear garden and four court front. Situated within close proximity to local shops, parks, amenities and Cardiff City Centre.

See Below JR VR Tour

https://youriguide.com/104_keppoch_st_roath_crf_gb

 2 bedroom(s)  1 bathroom(s)  743.00 sq ft

ENTRANCE HALL

OPEN PLAN LOUNGE / DINER
7.04m x 6.38m (23'1" x 20'11")

KITCHEN / BREAKFAST ROOM
3.51m x 3.73m (11'6" x 12'3")

LOBBY / UTILITY ROOM

BATHROOM
2.16m x 2.36m (7'1" x 7'9")

LANDING

BEDROOM ONE
3.99m x 3.00m (13'1" x 9'10")

BEDROOM TWO
3.18m x 2.97m (10'5" x 9'9")

GARDEN

TENURE

Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX

Band D


SCHOOL CATCHMENT

Albany Primary School (year 2024-25)
Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



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

Keppoch St, Roath, CRF

Main Building: Total Interior Area 743.99 sq ft



Ground Floor
Interior Area 481.85 sq ft



1st Floor
Interior Area 262.14 sq ft

0 4 8 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

