# CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



KEPPOCH STREET

JeffreyRoss

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



## **ENTRANCE HALL**

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

**KITCHEN / BREAKFAST ROOM** 3.51m x3.73m (11'6" x12'3")

LOBBY / UTILITY ROOM

BATHROOM 2.16m x2.36m (7'1" x7'9")

LANDING

BEDROOM ONE 3.99m x3.00m (13'1" x9'10")

**BEDROOM TWO** 3.18m x2.97m (10'5" x9'9")

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)











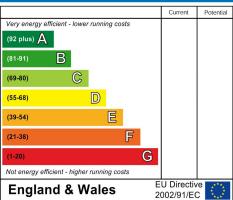


Keppoch St, Roath, CRF





### Energy Efficiency Rating







Main Building: Total Interior Area 743.99 sq ft





