

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






MALEFANT STREET  
CATHAYS

# MALEFANT STREET

CATHAYS, CF24 4QD - £269,950

## 4 BEDROOMS

We are pleased to offer for sale this fantastic size four bedroom property in Cathays. The accommodation comprises of period entrance hall, lounge, dining room, sitting / family room, and kitchen. to ground floor. Upstairs there are four good size bedrooms and shower room. Outside there is a well presented, low maintenance garden. The property is located just a short walk from local high street Crwys Road, and a short walk from Roath Park, Cardiff Centre and the University Hospital of Wales. retaining some of the original features and offering lots of potential, this would make a great home or investment.

 4 bedroom(s)  1 bathroom(s)  1377.00 sq ft

- HALL
- LOUNGE
- DINING ROOM
- SITTING / FAMILY ROOM
- KITCHEN
- LANDING
- FRONT BEDROOM
- MIDDLE BEDROOM
- MIDDLE REAR BEDROOM
- BACK BEDROOM
- SHOWER ROOM
- GARDEN


**SCHOOL CATCHMENT**  
 Gladstone Primary School (year 2022-23)  
 Cathays High School (year 2022-23)

Ysgol Mynydd Bychan (year 2022-23)  
 Ysgol Gyfun Gymraeg Glantaf (year 2022-23)

**COUNCIL TAX**  
 Band E

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



| 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>                            |                         | 71  |
| (55-68) <b>D</b>                            | 51                      |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

## Malefant St, Cathays, CRF

Main Building: Total Interior Area 1405.97 sq ft



Ground Floor



1st Floor



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.