

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DIANA STREET  
ROATH




# DIANA STREET

ROATH, CF24 4TS - £280,000

Jeffrey Ross are pleased to bring to the market this spacious three bedroom family home in the sought after area of Roath. The property comprises of entrance hall, open plan lounge/ dining room, and spacious kitchen / breakfast room with french doors to the rear garden on the ground floor and to the first floor there are three double bedrooms and a family bathroom. Outside there is an enclosed rear garden and forecourt front. Situated within close proximity to local shops, parks, schools and amenities as well as Cardiff City centre. \*\* The property is being sold Chain Free \*\*

See below JR VR Tour

[https://youriguide.com/29\\_diana\\_st\\_roath\\_crf\\_gb](https://youriguide.com/29_diana_st_roath_crf_gb)

 3 bedroom(s)  1 bathroom(s)  1000.00 sq ft

## ENTRANCE HALL

## LOUNGE

3.38m x 3.94m (11'1 x 12'11)

## DINING ROOM

2.82m x 3.63m (9'3 x 11'11)

## OPEN PLAN KITCHEN / BREAKFAST ROOM

2.64m x 5.54m (8'8 x 18'2)

## LANDING

## BEDROOM ONE

4.50m x 3.25m (14'9 x 10'8)

## BEDROOM TWO

3.51m x 2.82m (11'6 x 9'3)

## BEDROOM THREE

4.04m x 2.74m (13'3 x 9)

## BATHROOM

2.26m x 1.75m (7'5 x 5'9)

## TENURE

Freehold - This is to be confirmed with your legal representative

## COUNCIL TAX

Band E

## 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) <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>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Diana St, Roath, CRF

Main Building: Total Interior Area 1000.53 sq ft



Ground Floor



1st Floor

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.