

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



THEODORA STREET  
ADAMSDOWN





**HALL**

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

**DINING**  
3.33m x 3.76m (10'11 x 12'4)

**KITCHEN DINER**  
2.46m x 6.07m (8'1 x 19'11)

**LANDING**

**BEDROOM 1**  
5.08m x 3.35m (16'8 x 11)

**BEDROOM 2**  
3.30m x 3.91m (10'10 x 12'10)

**BATHROOM**

**GARDEN**

**TENURE**

Freehold, but this is to be confirmed by your solicitor

**SCHOOL CATCHMENT**

Stacey Primary School (year 2022-23)  
Willows High School (year 2022-23)

Ysgol Glan Morfa (year 2022-23)

Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)

**COUNCIL TAX**

Band D










## THEODORA STREET

ADAMSDOWN, CF24 1PD - £235,000

 2 Bedroom(s)  1 Bathroom(s)  1032.00 sq ft

**\*\* GUIDE PRICE £235,000 - £240,000 \*\***

We are pleased to offer for sale this very well presented and spacious 2 DOUBLE bedroom home in Theodora Street. The property offers a stylish interior and great proportioned rooms. Briefly comprising hall, through lounge diner, with two fireplaces, great size kitchen diner with modern fitted kitchen. Upstairs there are 2 generous bedrooms, with stripped wood floors, and a bathroom with 4 piece suite. There is also a low maintenance south facing garden to rear. Situated just a short walk from local amenities on Clifton street, City road and Cardiff city centre, making this a great house and location for first time buyers.



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







Theodora Street, Adamsdown, Cardiff

### Theodora St, Roath, CRF

Main Building: Total Interior Area 1060.96 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.



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	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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