

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COSMESTON STREET
CATHAYS



ENTRANCE HALLWAY

LIVING ROOM
3.64m x 4.38 (11'11" x 14'4")

DINING ROOM
5.38m x 4.04 widest points (17'7" x 13'3" widest points)

KITCHEN
2.70m x 2.81m (8'10" x 9'2")

TO THE FIRST FLOOR

BEDROOM ONE
3.28m x 4.43m (10'9" x 14'6")

BEDROOM TWO
3.61m x 4.03m (11'10" x 13'2")

BATHROOM
1.73m x 2.41m (5'8" x 7'10")

BEDROOM THREE
2.13m x 2.32m (6'11" x 7'7")
access to loft via drop down ladder

LOFT

The loft benefits Velux window top the rear, fully boarded with lighting making this an excellent opportunity to convert to the 4th bedroom given the work that has already been complete.

GARDEN

South West facing garden

GARAGE

TENURE

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band E

SCHOOL CATCHMENT

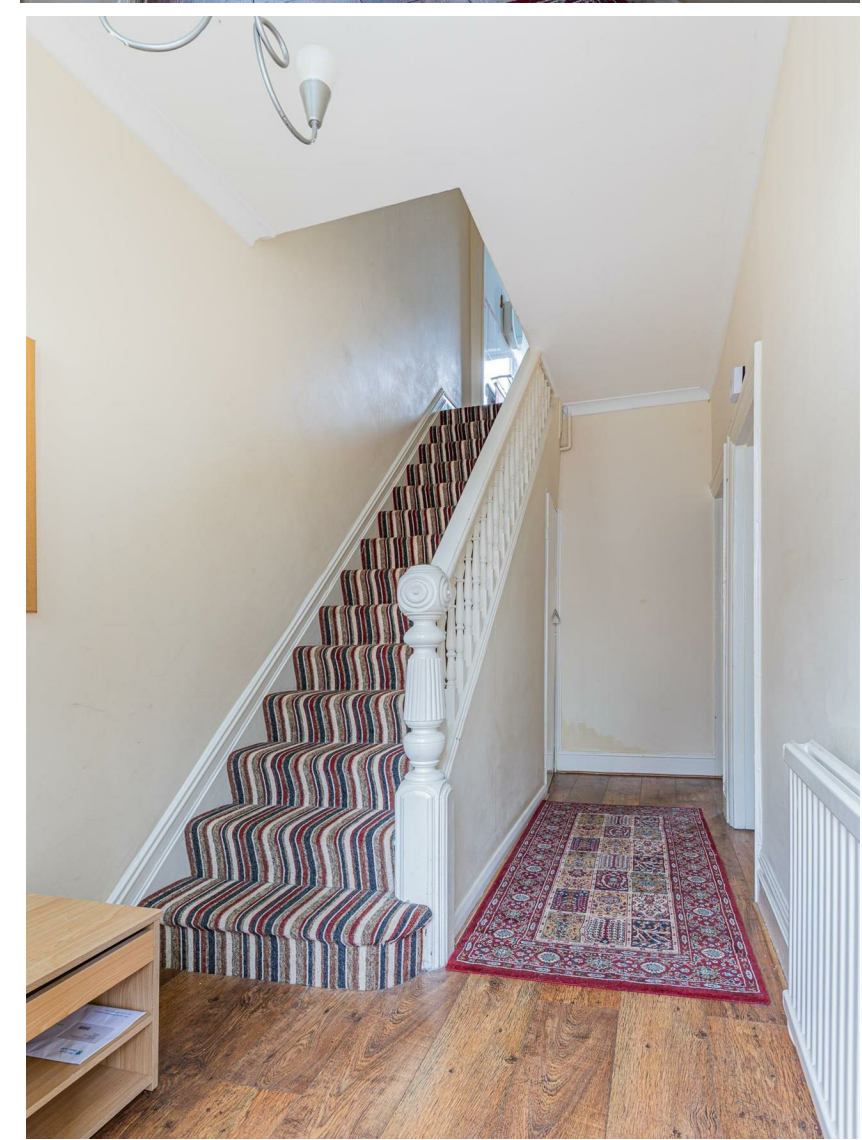
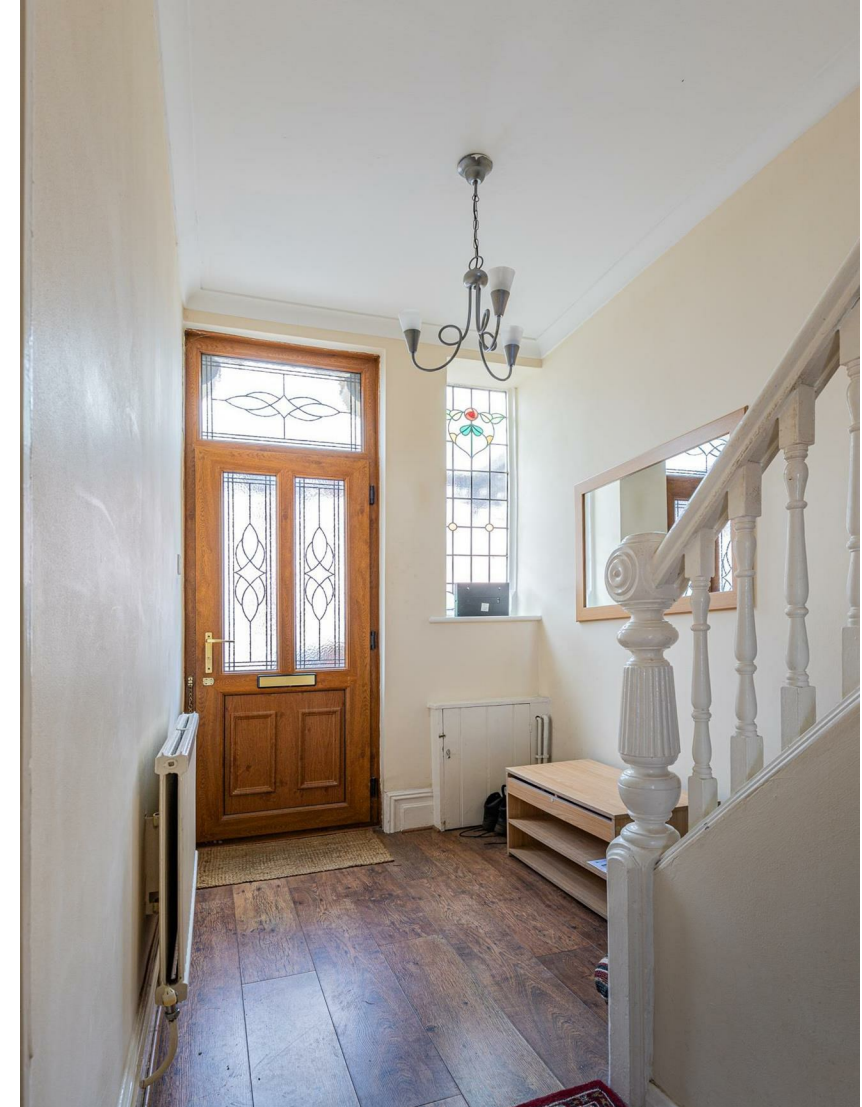
My English medium primary catchment area is Gladstone Primary School (year 2024-25)

My English medium secondary catchment area is Cathays High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2024-25)




My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

ADDITIONAL INFORMATION





COSMESTON STREET CATHAYS, CF24 4LP - £325,000

 3 Bedroom(s)  1 Bathroom(s)  1036.00 sq ft

Welcome to Cosmeston Street, Cardiff - a charming location for this delightful house that boasts 2 reception rooms, 3 bedrooms, and 1 bathroom. This property offers a comfortable living space spread across 1,036 sq ft, providing ample room for you to create your dream home.

As you step inside, you'll be greeted by the warm and inviting atmosphere of the reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The 3 bedrooms offer versatility, whether you need a home office, a guest room, or a cozy space to unwind after a long day. This property offers great potential given the work that has already been carried out in the loft.

Located in the heart of Cardiff, this house is ideal for those seeking a blend of urban convenience and suburban tranquility. With local amenities, schools, and parks just a stone's throw away, you'll have everything you need right at your doorstep.

Don't miss the opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards owning a property that offers both comfort and potential.



PROPERTY SPECIALIST

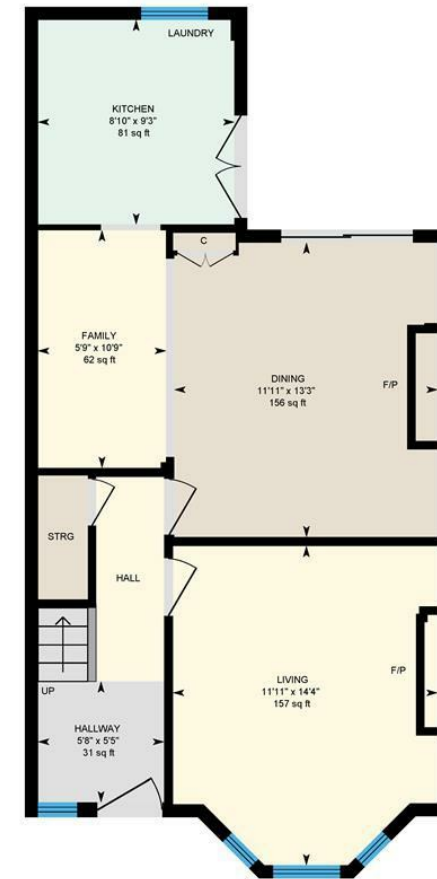
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Director



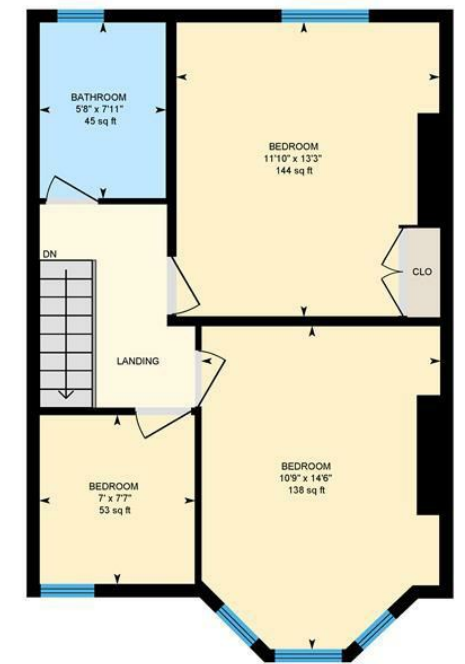


Cosmeston St, Cathays, CRF

Main Building: Total Interior Area 1036.45 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.



Cosmeston Street, Cardiff



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	