

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KEPPOCH STREET
ROATH



ENTRANCE HALL

LOUNGE
3.00m x 2.95m (9'10 x 9'8)

DINING ROOM
4.01m x (13'2 x)

KITCHEN
2.36m x 3.25m (7'9 x 10'8)

LOBBY

BATHROOM
2.24m x 1.78m (7'4 x 5'10)

LANDING

BEDROOM ONE
4.01m x 2.95m (13'2 x 9'8)

BEDROOM TWO
3.18m x 3.02m (10'5 x 9'11)

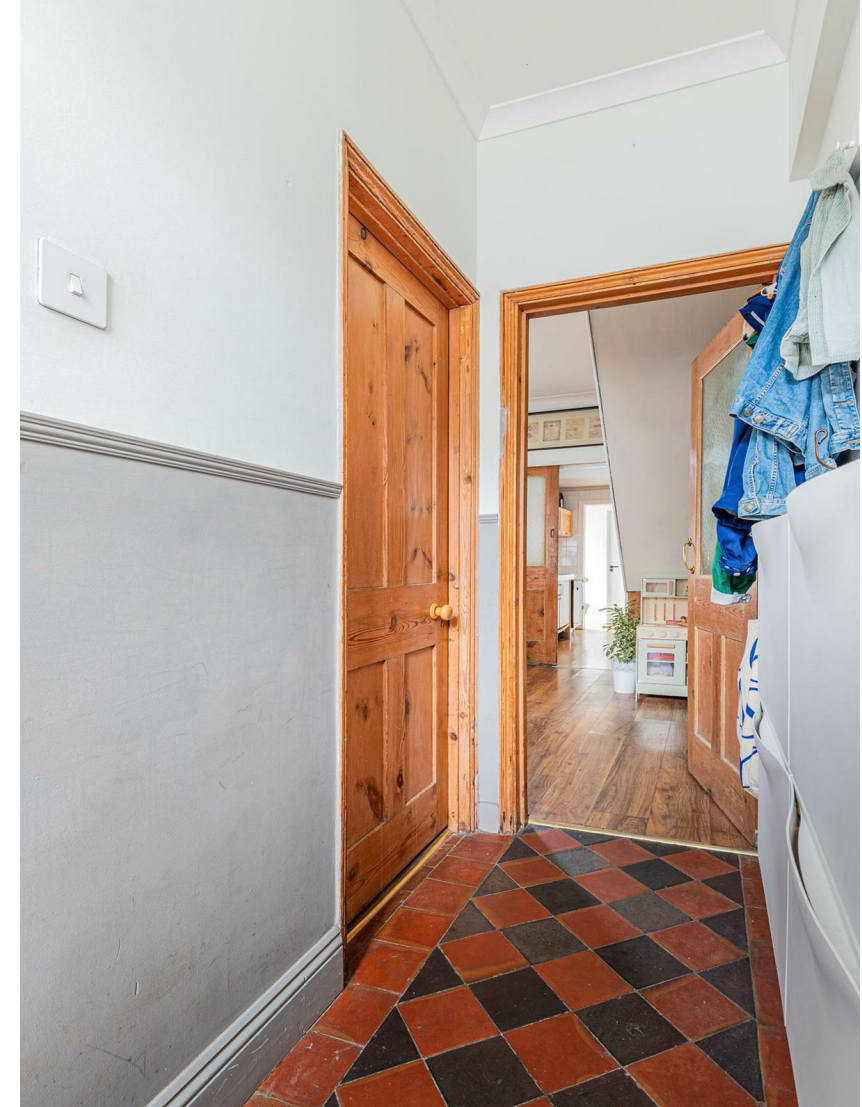
GARDEN

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 STREET ROATH, CF24 3JU - £240,000

 2 Bedroom(s)  1 Bathroom(s)  688.00 sq ft

** Offers Over £240,000 *** Jeffrey Ross are pleased to bring to the market this beautifully presented two double bedroom cottage style home. The property comprises of entrance hall, lounge, dining room, modern kitchen and recently renovated family bathroom to the ground floor and to the first floor there are two double bedrooms. Outside is an enclosed well kept rear garden with a patio and shed. Situated within a short walk to Albany and Wellfield rd, local shops, schools and amenities as well as Cardiff city Centre.

See below JR VR Tour

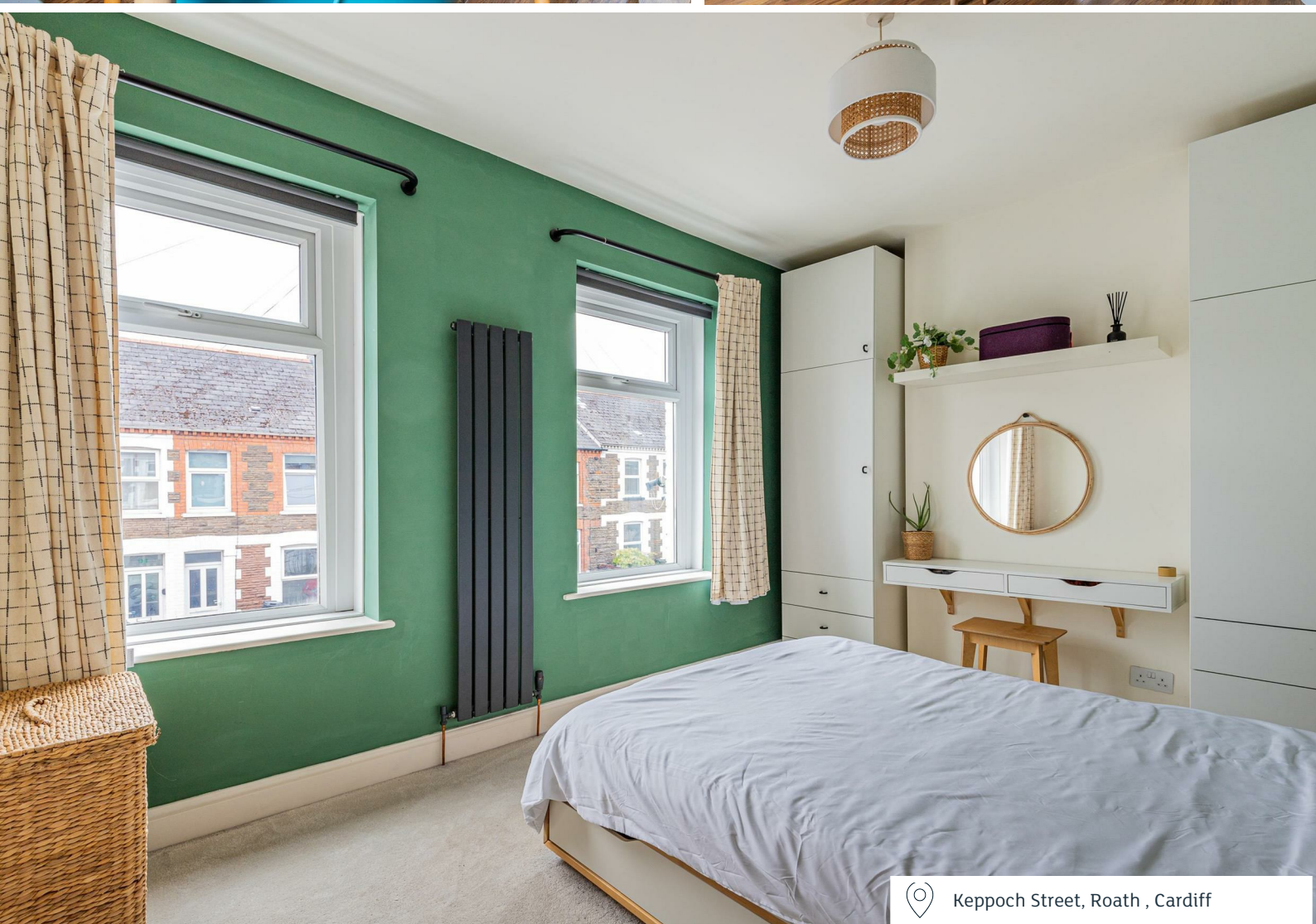
https://youriguide.com/145_keppoch_st_roath_crf_gb



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer





Keppoch St, Roath, CRF

Main Building: Total Interior Area 687.85 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		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	