

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RAILWAY STREET  
SPLOTT





**ENTRANCE PORCH**

**OPEN PLAN LOUNGE/ DINER**  
4.39m x6.50m (14'5" x21'4")

**KITCHEN**  
2.31m x3.48m (7'7" x11'5")

**LOBBY**

**BATHROOM**  
2.24m x2.21m (7'4" x7'3")

**BEDROOM ONE**  
3.78m x3.02m (12'5" x9'11")

**BEDROOM TWO**  
2.77m x3.40m (9'1" x11'2")

**BEDROOM THREE**  
2.36m x3.12m (7'9" x10'3")

**GARDEN**

**TENURE**

Freehold - This is to be confirmed with your legal representative.

**COUNCIL TAX**

Band D

**SCHOOL CATCHMENT**

Baden Powell Primary School (year 2024-25)  
Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* To be clarified by your legal advisor \*

**COUNCIL TAX**

Band D










## RAILWAY STREET

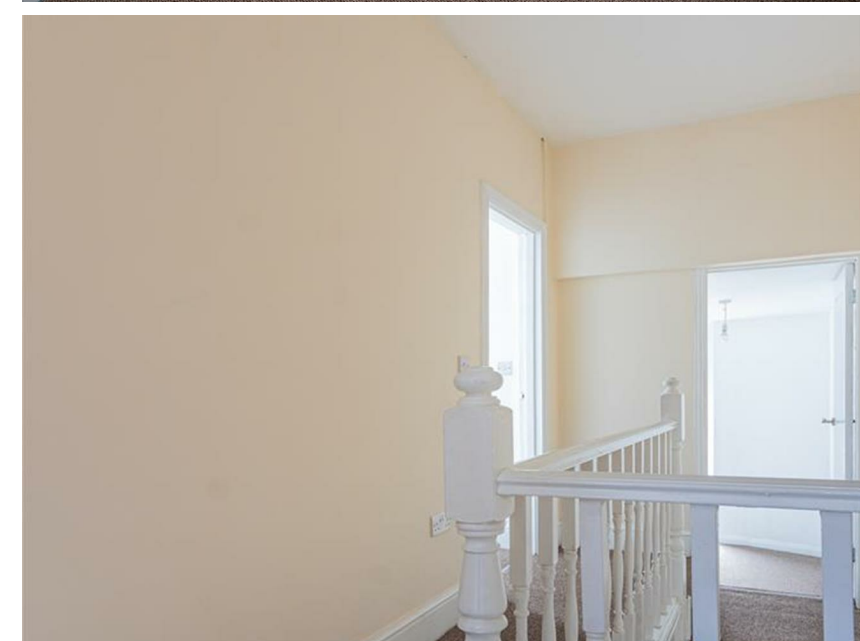
SPLOTT, CF24 2NH - £1,300 PCM

 3 Bedroom(s)  1 Bathroom(s)  882.00 sq ft

Jeffrey Ross are pleased to bring to the market this immaculate three bedroom modernised terrace home. The property comprises of entrance porch, open plan lounge / diner, modern kitchen, lobby and modern bathroom to the ground floor and to the first floor there are three bedrooms and access to loft. Outside there is an enclosed rear garden. The property has recently been modernised throughout including re painting, electrics, doors and windows as well as new carpets. Situated within close proximity to local shops, amenities and a short walk to Cardiff City Centre. Suitable for professional sharers or families.

EPC -  
Council Tax - D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



**PROPERTY  
SPECIALIST**  
Ms Cody Byrne  
cody@jeffreyross.co.uk  
Property Management Co-ordinator





Railway Street, Splott



### Railway St, Splott, CRF

Main Building: Total Interior Area 875.20 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	