

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KEPPOCH STREET
ROATH



LOUNGE

DINING AREA

KITCHEN

BATHROOM

LANDING

FRONT BEDROOM

REAR BEDROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

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)




COUNCIL TAX

Band D





KEPPOCH STREET ROATH, CF24 3JT - £250,000

 2 Bedroom(s)  1 Bathroom(s)  624.00 sq ft

OFFERS OVER £250,000
We are pleased to offer for sale this beautifully presented home located in the heart of Roath. This two double bedroom property has been lovingly renovated by the current owner and has a bright and modern interior, open plan living dining room, contemporary fitted kitchen, bathroom to the ground floor, and two great size bedrooms upstairs. Outside is an enclosed garden with a sunny aspect. Situated within a few minutes walk of Wellfield & Albany road, as well as Roath Park, Cardiff centre & Cardiff Uni, making this a great location for young professionals or small families. Please contact us to arrange an appointment.



**PROPERTY
SPECIALIST**
Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer

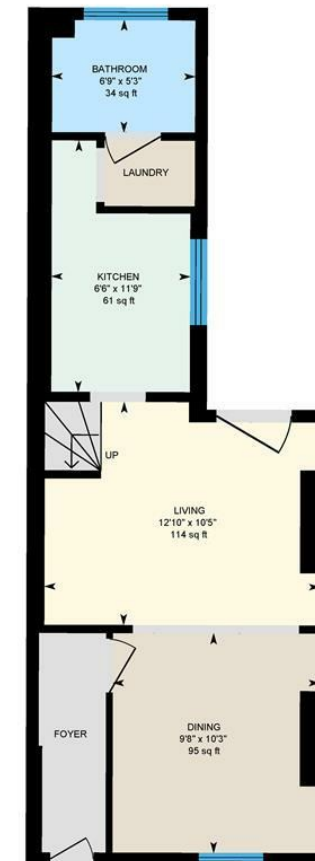




Keppoch Street, Roath, Cardiff

Keppoch St, Roath, CRF

Main Building: Total Interior Area 634.85 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		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	