

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GELLIGAER STREET  
CATHAYS



**ENTRANCE HALL**

**LOUNGE**  
3.28m x 4.06m (10'9" x 13'4")

**DINING ROOM**  
2.64m x 3.56m (8'8" x 11'8")

**OPEN PLAN KITCHEN / DINING ROOM**  
2.87m x 6.83m (9'5" x 22'5")

**BEDROOM ONE**  
4.34m x 4.04m (14'3" x 13'3")

**BEDROOM TWO**  
2.64m x 3.56m (8'8" x 11'8")

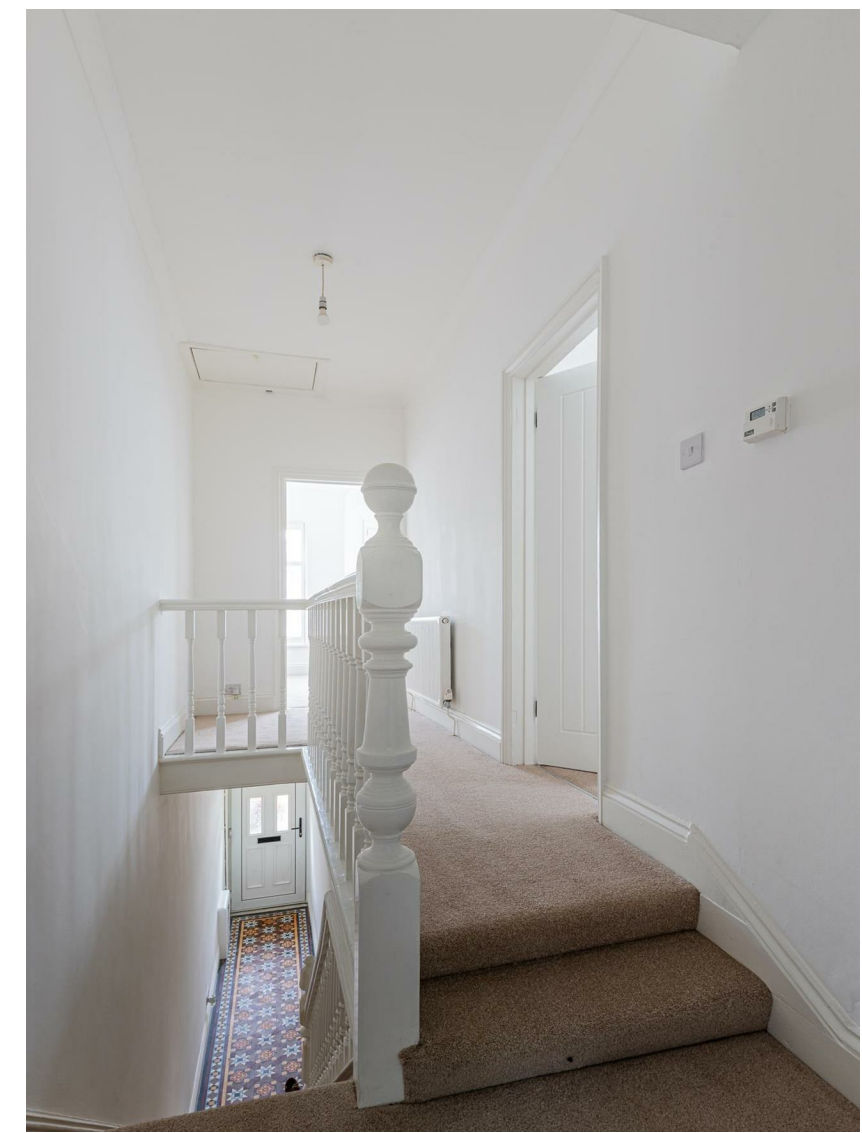
**BEDROOM THREE**  
2.90m x 3.89m (9'6" x 12'9")

**BATHROOM**  
1.68m x 2.97m (5'6" x 9'9")

**GARDEN**

**TENURE**

**COUNCIL TAX**





## GELLIGAER STREET CATHAYS, CF24 4LA - £320,000

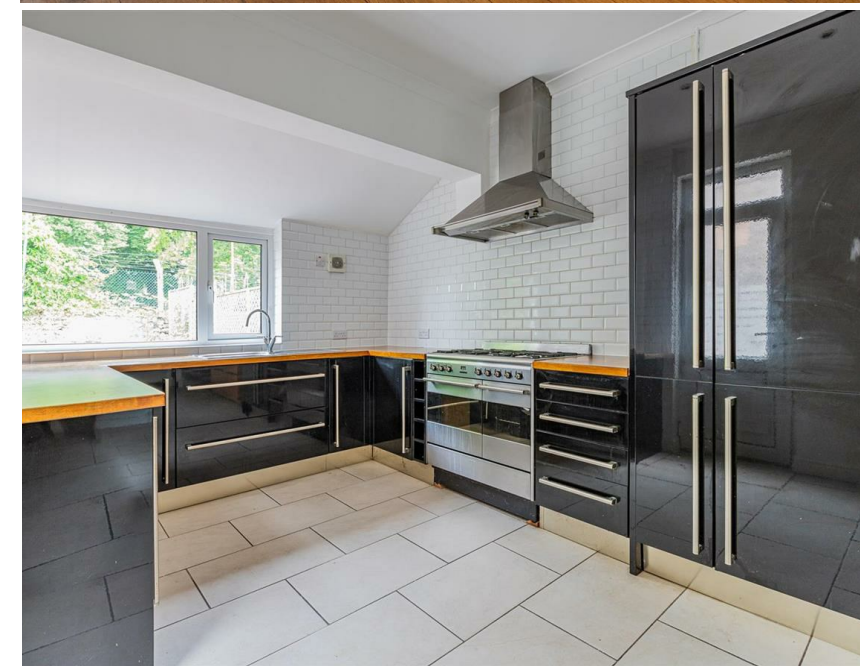
 3 Bedroom(s)  1 Bathroom(s)  1059.00 sq ft

\*\*\* Offers over £320,000 \*\*\* Jeffrey Ross are please to bring to the market this spacious, recently updated three bedroom period home in a prime location. The property benefits from entrance hall, open plan lounge / dining room and open plan kitchen / breakfast room to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is a rear garden and four-courted front.

Situated in a prime location with close proximity to local shops, parks and amenities.

See below JR VR Tour

[https://youriguide.com/4\\_gelligaer\\_st\\_cathays\\_crf\\_gb](https://youriguide.com/4_gelligaer_st_cathays_crf_gb)



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer





Gelligaer Street, Cardiff

## Gelligaer St, Cathays, CRF

Main Building: Total Interior Area 1059.53 sq ft



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>		
(69-80) <b>C</b>		
(55-68) <b>D</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	