

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

ARRAN STREET
ROATH





HALL

LOUNGE

SITTING ROOM

KITCHEN DINER

SHOWER ROOM

LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

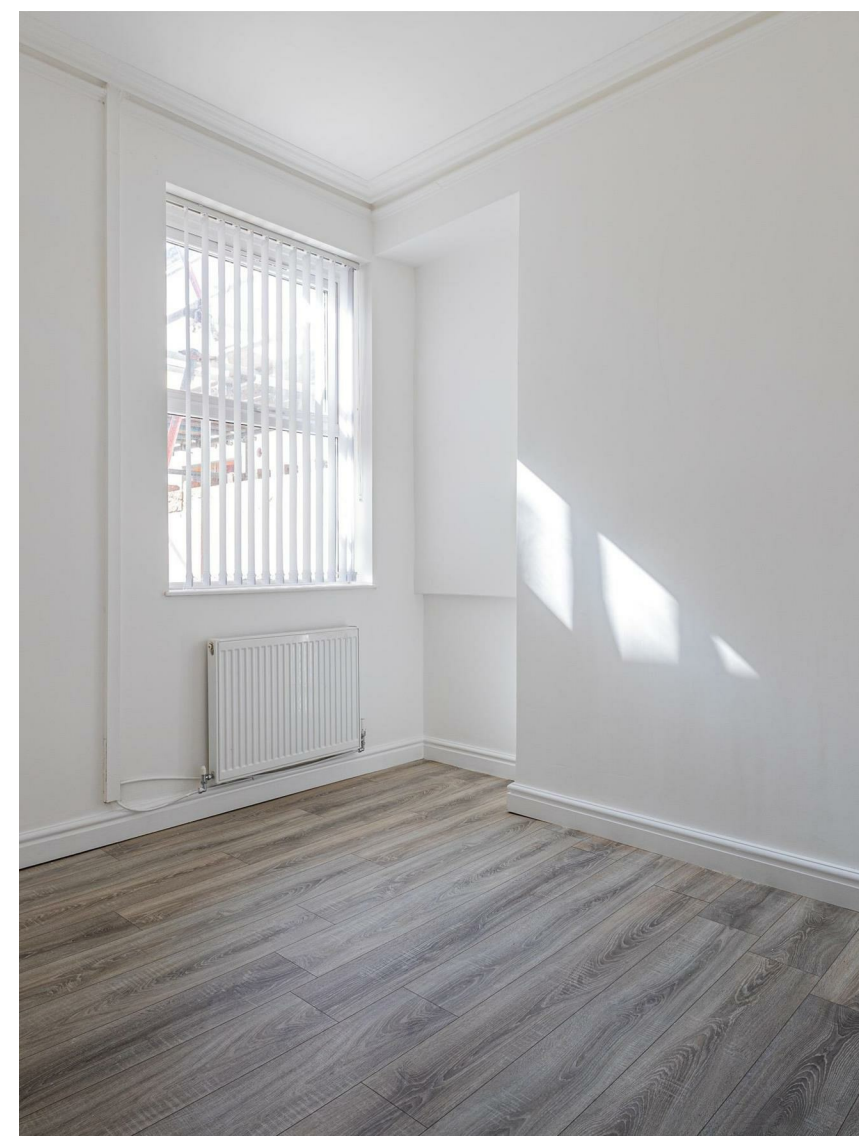
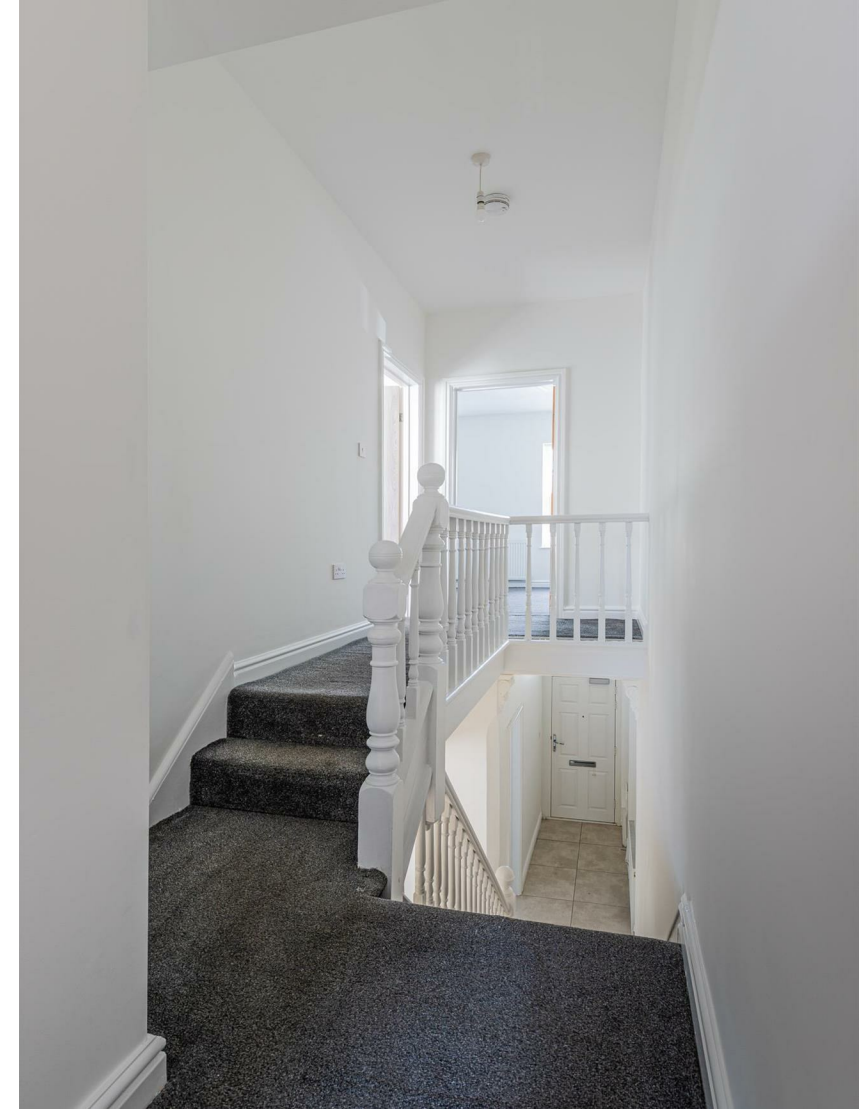
GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX




Band -





ARRAN STREET

ROATH, CF24 3HT - £299,950

 3 Bedroom(s)  2 Bathroom(s)  1227.00 sq ft

Located in the heart of Roath is this very well presented and spacious 3 DOUBLE BEDROOM house for sale. This period property offers fantastic space internally with entrance hall, lounge, sitting room, modern kitchen diner, and shower room to ground floor. Upstairs there are three great sized bedrooms and another shower room. Outside there is a low maintenance rear garden. Located just off City Road and Albany Road, with both Roath Park and Cardiff city centre a short walk away. The property and location would make a great family home, but also a great buy to let / air B&B. Freshly decorated throughout & offered with no onward chain.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager

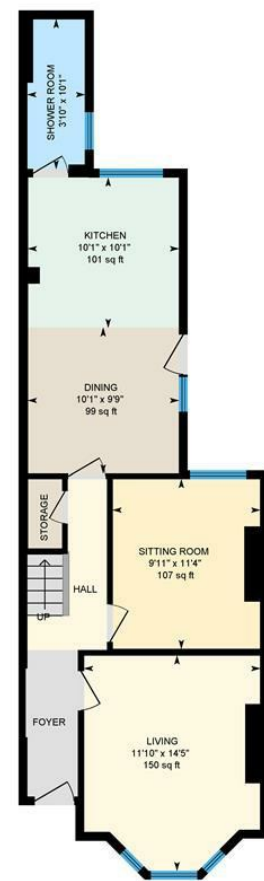




Arran Street, Roath, Cardiff

Arran St, Roath, CRF

Main Building: Total Interior Area 1195.03 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	