

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LOCHABER STREET  
ROATH PARK





**ENTRANCE HALL**

**LOUNGE**  
3.68m x 4.09m (12'1" x 13'5")

**SITTING ROOM / DINING ROOM**  
3.15m x 4.17m (10'4" x 13'8")

**OPEN PLAN KITCHEN / BREAKFAST ROOM**  
6.45m x 6.38m (21'2" x 20'11")

**UTILITY ROOM**

**LANDING**

**BEDROOM ONE**  
4.85m x 4.06m (15'11" x 13'4")

**BEDROOM TWO**  
3.33m x 4.24m (10'11" x 13'11")

**BEDROOM THREE**  
3.10m x 3.51m (10'2" x 11'6")

**BATHROOM**  
2.21m x 3.23m (7'3" x 10'7")

**LOFT ROOM**  
3.15m x 2.69m (10'4" x 8'10")

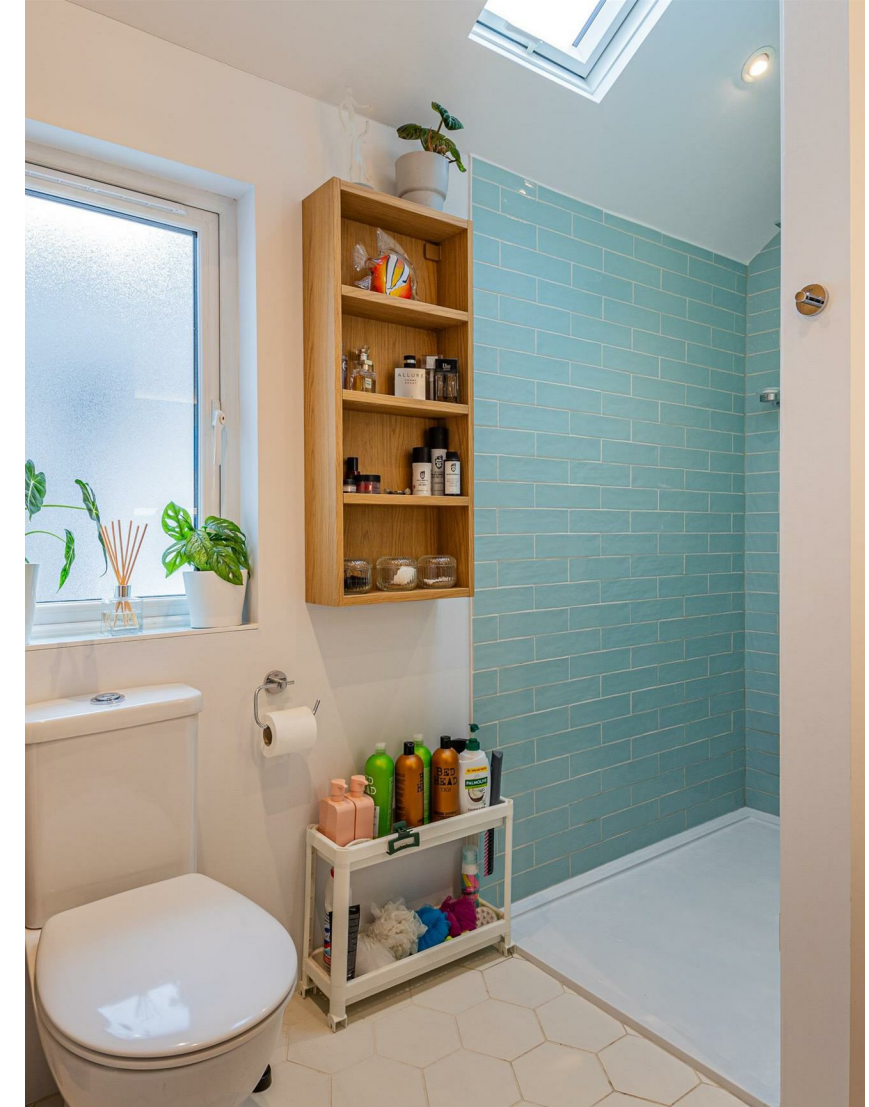
**COUNCIL TAX**  
Band F

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

**SCHOOL CATCHMENT**  
Roath Park Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edem (year 2024-25)

\* Subject to Availability \*










## LOCHABER STREET

ROATH PARK, CF24 3LS - £480,000

 4 Bedroom(s)  1 Bathroom(s)  1301.00 sq ft

Jeffrey Ross are pleased to bring to the market this beautifully presented mid terrace period home. The property comprises of period entrance hall, lounge, sitting room, modern open plan kitchen / dining room with patio doors to the rear garden and utility room to the ground floor. To the first floor there are three bedrooms and a first floor modern bathroom and to the second floor there is a loft room currently used as a fourth bedroom. Outside there is an enclosed rear garden.

Situated within the ever popular area of Roath with close proximities to local shops, parks and amenities as well as Cardiff city Centre.

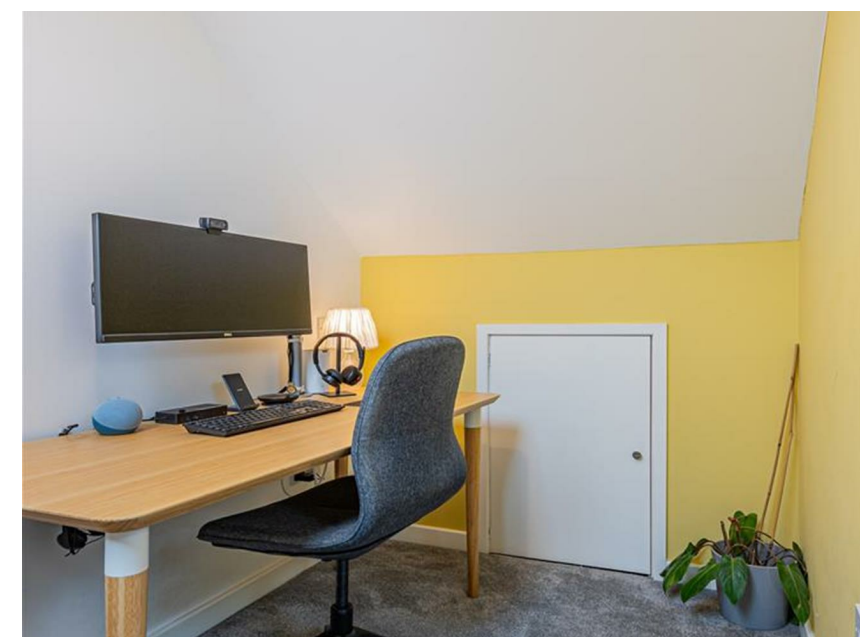
See Below JR VR Tour -

[https://youriguide.com/17\\_lochaber\\_st\\_penylan\\_crf\\_gt](https://youriguide.com/17_lochaber_st_penylan_crf_gt)



### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreyross.co.uk  
Senior valuer







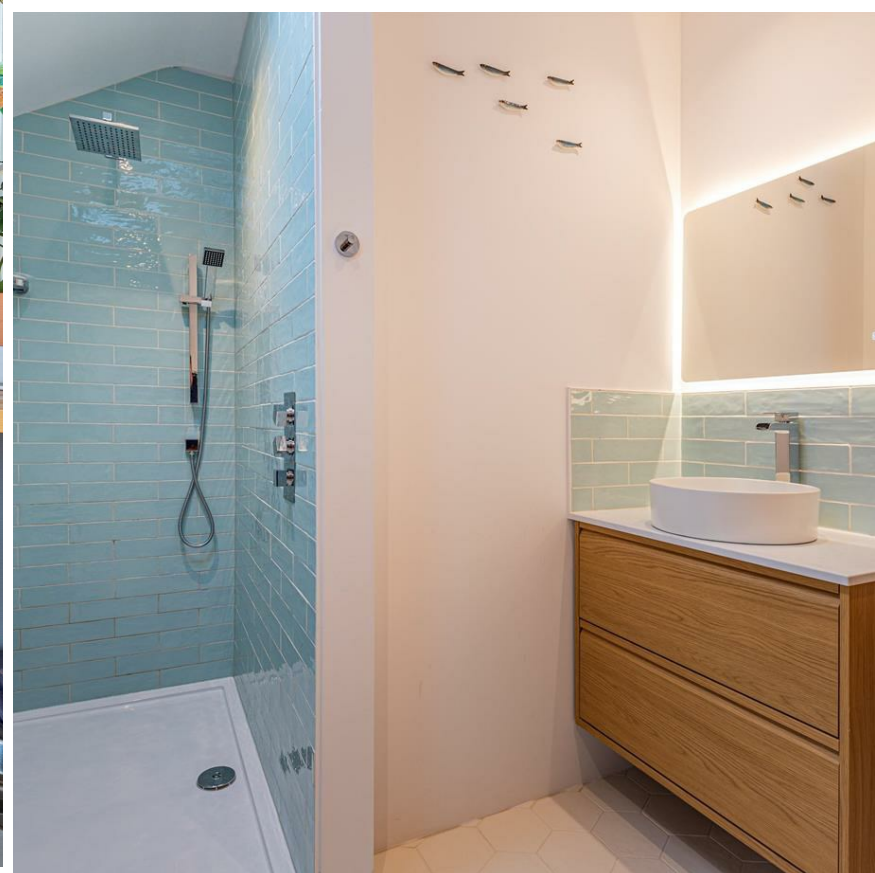
Lochaber Street, Roath Park

## Lochaber St, Penylan, CRF

Main Building: Total Interior Area 1367.67 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 |         |                         |
|   | 65      | 78                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |