

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



STRATHNAIRN STREET
ROATH



ENTRANCE HALL

LOUNGE
3.28m x 3.78m (10'9" x 12'5")

SITTING ROOM
3.61m x 3.78m (11'10" x 12'5")

GROUND FLOOR W.C
1.19m x 2.08m (3'11" x 6'10")

OPEN PLAN KITCHEN / DINING ROOM
5.31m x 6.35m (17'5" x 20'10")

LAUNDRY ROOM

LANDING

BEDROOM ONE
4.32m x 3.71m (14'2" x 12'2")

BEDROOM TWO
2.74m x 3.51m (9' x 11'6")

BEDROOM THREE
2.82m x 3.15m (9'3" x 10'4")

BATHROOM
1.91m x 1.55m (6'3" x 5'1")

GARDEN

TENURE

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

COUNCIL TAX

Band E

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 Edem (year 2024-25)





STRATHNAIRN STREET

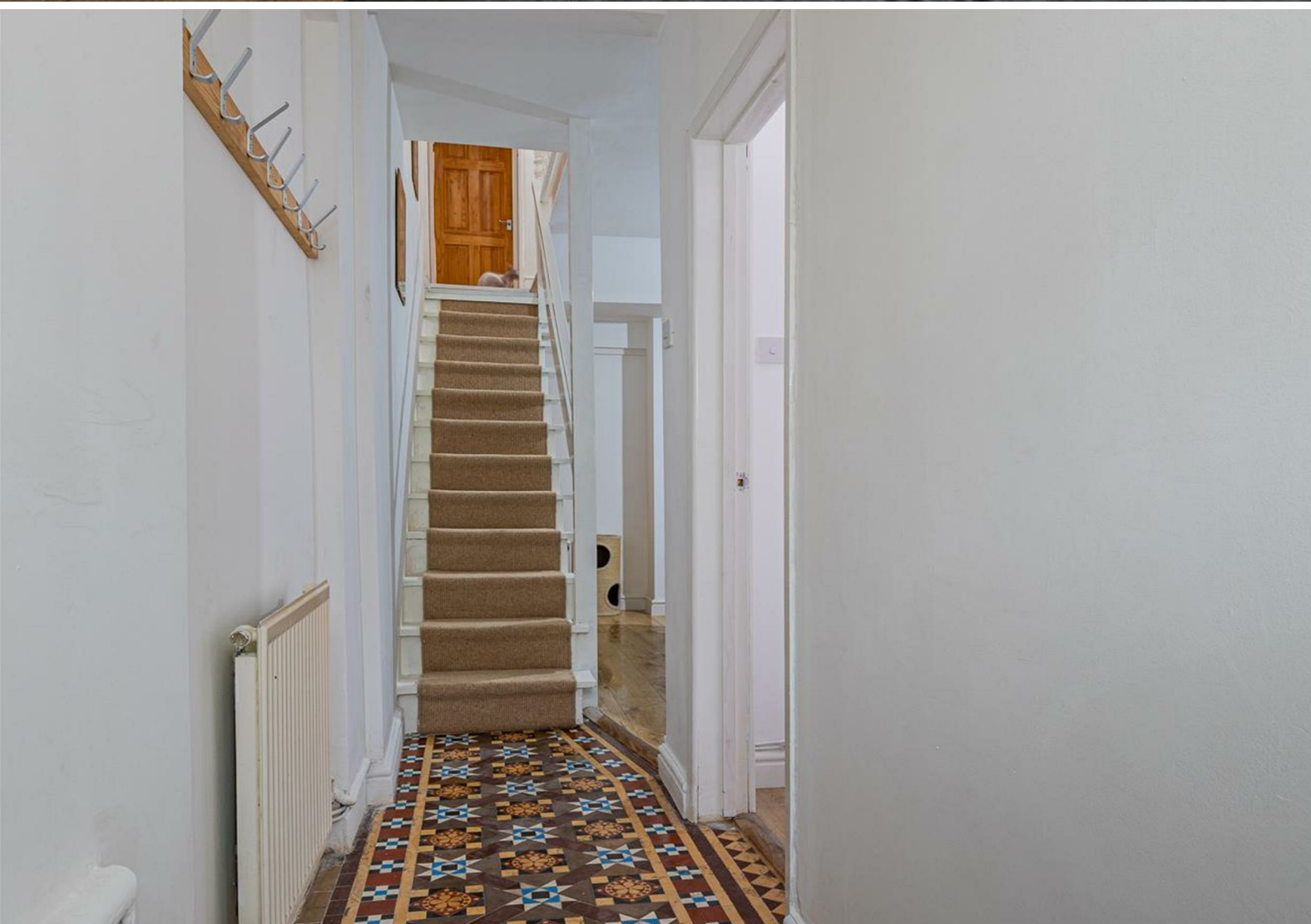
ROATH, CF24 3JQ - £300,000

 3 Bedroom(s)  1 Bathroom(s)  1043.94 sq ft

Jeffrey Ross are pleased to bring to the market this spacious three double bedroom period home. The property comprises of entrance hall with original tiles floor, lounge, sitting room, modern open plan kitchen / dining room, ground floor W.C, and utility room. To the first floor there are three double bedrooms and a first floor bathroom. Outside there is an enclosed rear garden. Situated within a short walk to local shops, parks and amenities as well as Cardiff City centre.

** Chain Free **

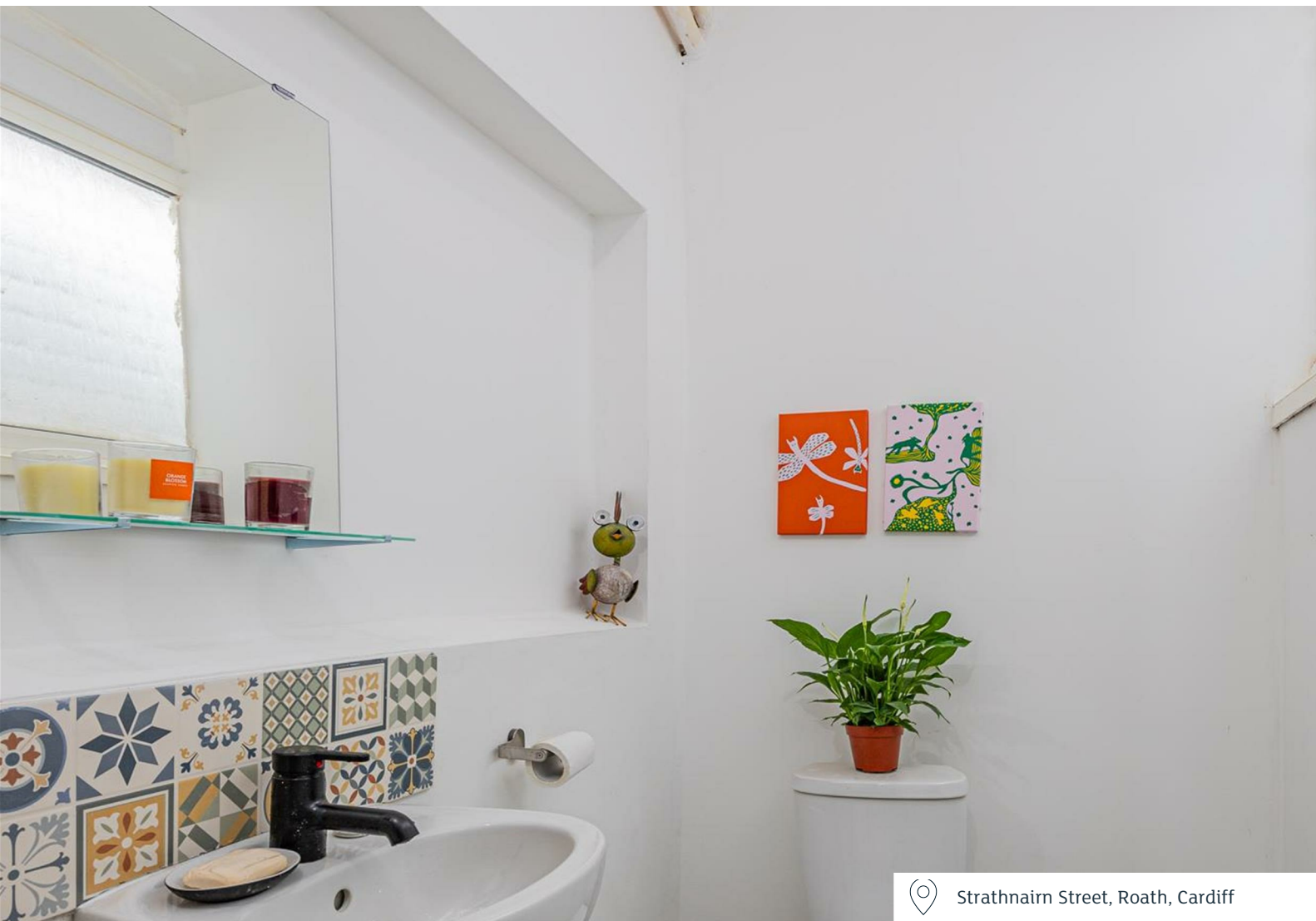
See below JR Vr Tour
https://youriguide.com/97_strathnairn_st_roath_crf_g



PROPERTY SPECIALIST

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

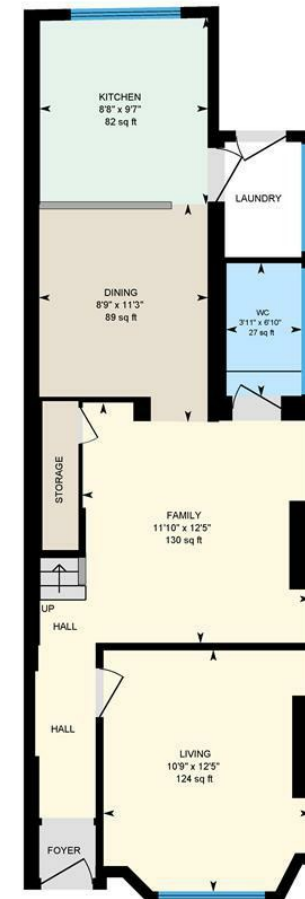




Strathnairn Street, Roath, Cardiff

Strathnairn St, Roath, CRF

Main Building: Total Interior Area 1043.94 sq ft



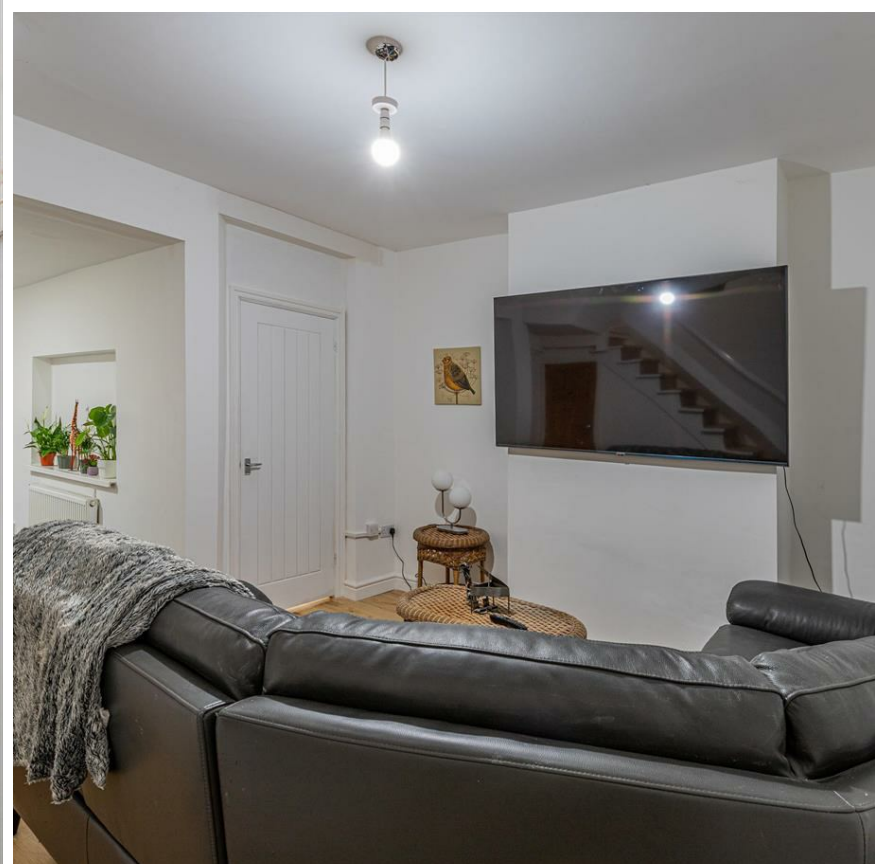
Ground Floor



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		
(69-80) C		74
(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	