

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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TREHARRIS STREET
ROATH

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ROATH, CF24 3HJ - £250,000

*** Offers Over £250,000 *** Priced to sell this three four let property has been rented till 2026. The property benefits from entrance hall, lounge / bedroom, dining / lounge, kitchen, and shower room to the ground floor and to the first floor there are three bedrooms one with en-suite and family bathroom.

Situated with close proximity to local shops parks and amenities as well as a short walk to Cardiff City centre.

** Ideal investment opportunity **

3 bedroom(s) 3 bathroom(s) 1043.00 sq ft

ENTRANCE HALL

LOUNGE / BEDROOM
2.92m x 3.02m (9'7 x 9'11)

DINNING ROOM / LOUNGE
3.96mx 3.96m (13'x 13')

KITCHEN
4.88m x 2.31m (16' x 7'7)

SHOWER ROOM
1.78m x 1.70m (5'10 x 5'7)

LANDING

BEDROOM ONE
3.02m x 3.15m (9'11 x 10'4)

EN-SUITE

BEDROOM TWO
3.12m x 3.07m (10'3 x 10'1)

BEDROOM THREE
3.78m x 2.82m (12'5 x 9'3)


BATHROOM
2.84m x 1.47m (9'4 x 4'10)

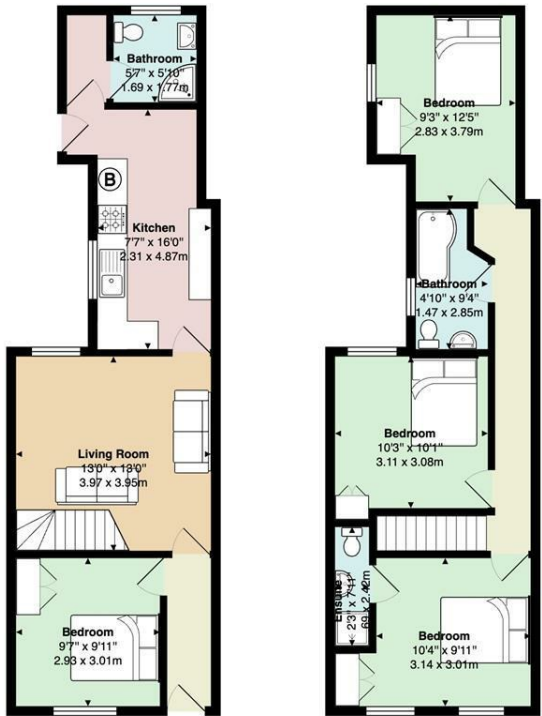
TENURE
Freehold - This is to be confirmed with your legal representative

COUNCIL TAX
Band D

GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>64</div>	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Treharris Street
Total Area: 974 ft² ... 90.5 m²
All measurements are approximate and for display purposes only