

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



KEPPOCH STREET  
ROATH





#### ENTRANCE HALL

LOUNGE / DINING ROOM  
6.30m x 3.99m (20'8" x 13'1")

#### LOBBY

#### BATHROOM

KITCHEN  
2.97m x 2.54m (9'9" x 8'4")

BEDROOM ONE  
4.01m x 2.90m (13'2" x 9'6")

BEDROOM TWO  
3.15m x 3.00m (10'4" x 9'10")

#### GARDEN

#### TENURE

Freehold - This is to be confirmed with your legal representative

#### COUNCIL TAX

Band D

#### 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 Edern (year 2024-25)



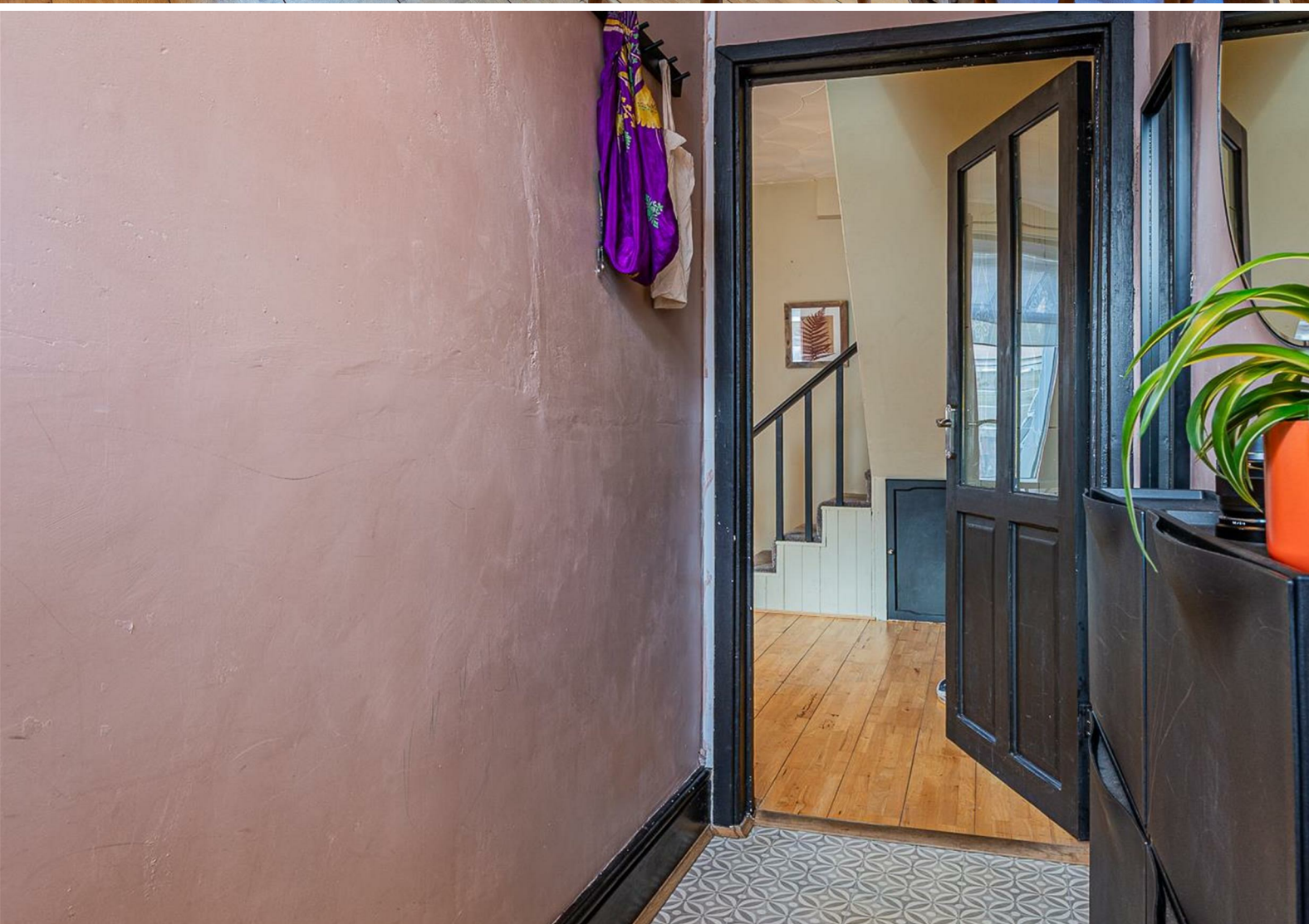




## KEPPOCH STREET ROATH, CF24 3JU - £250,000

 2 Bedroom(s)  1 Bathroom(s)  687.00 sq ft

**\*\* Offers over £250,000 \*\*** Jeffrey Ross are pleased to bring to the market this cottage style two double bedroom home. The property comprises of entrance hall, open plan lounge / dining room, lobby, bathroom and modern kitchen to the ground floor and to the first floor there are two double bedrooms. Outside there is an enclosed rear garden with deck area and boarder for shrubs. Situated within close proximity to local shops, parks amenities as well as Cardiff City Centre.



**PROPERTY  
SPECIALIST**  
Mrs Amanda Trinder  
amanda@jeffreycross.co.uk  
Senior valuer



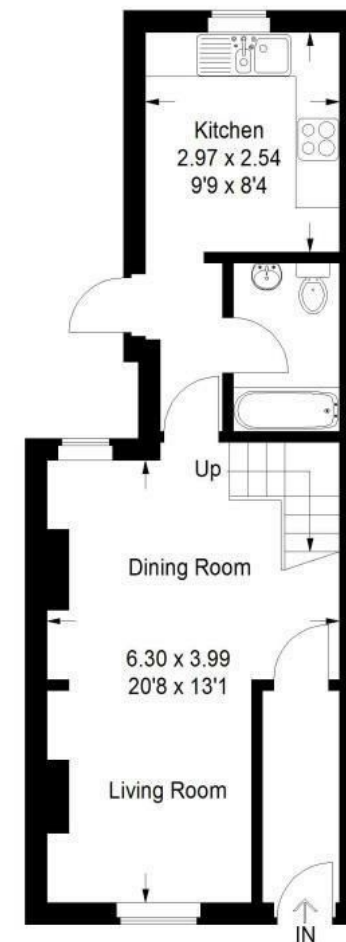




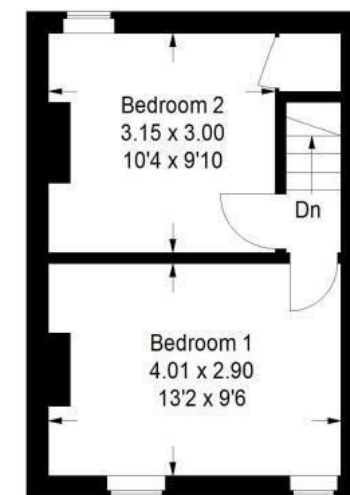
Keppoch Street, Roath, Cardiff

## Keppoch Street

Approximate Gross Internal Area = 63.8 sq m / 687 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2015 (ID 174457)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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