

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ARRAN STREET  
ROATH





#### ENTRANCE HALL

#### LOUNGE

3.15m x 3.86m (10'4" x 12'8")

#### DINING ROOM

4.24m x 3.38m (13'11" x 11'1")

#### KITCHEN / BREAKFAST ROOM

4.60m x 7.37m (15'1" x 24'2")

#### LANDING

#### BEDROOM ONE

4.24m x 3.15m (13'11" x 10'4")

#### BEDROOM TWO

2.36m x 3.20m (7'9" x 10'6")

#### BATHROOM

2.39m x 3.07m (7'10" x 10'1")

#### 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)







# ARRAN STREET

ROATH, CF24 3HU - £260,000

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

\*\*\* Offers over £260,000 \*\*\* Jeffrey Ross are pleased to bring to the market this spacious two double bedroom period home in Roath. The property comprises of entrance hall, lounge / dining room and open plan kitchen breakfast room with underfloor heating to the ground floor and to the first floor there are two double bed rooms and a modern first floor bathroom. Outside there is an enclosed south facing rear garden with storage unit. Situated within close proximity to local shops, parks and amenities as well as Cardiff City Centre.

See below JR VR Tour

[https://youriguide.com/132\\_arran\\_st\\_roath\\_crf\\_gb](https://youriguide.com/132_arran_st_roath_crf_gb)

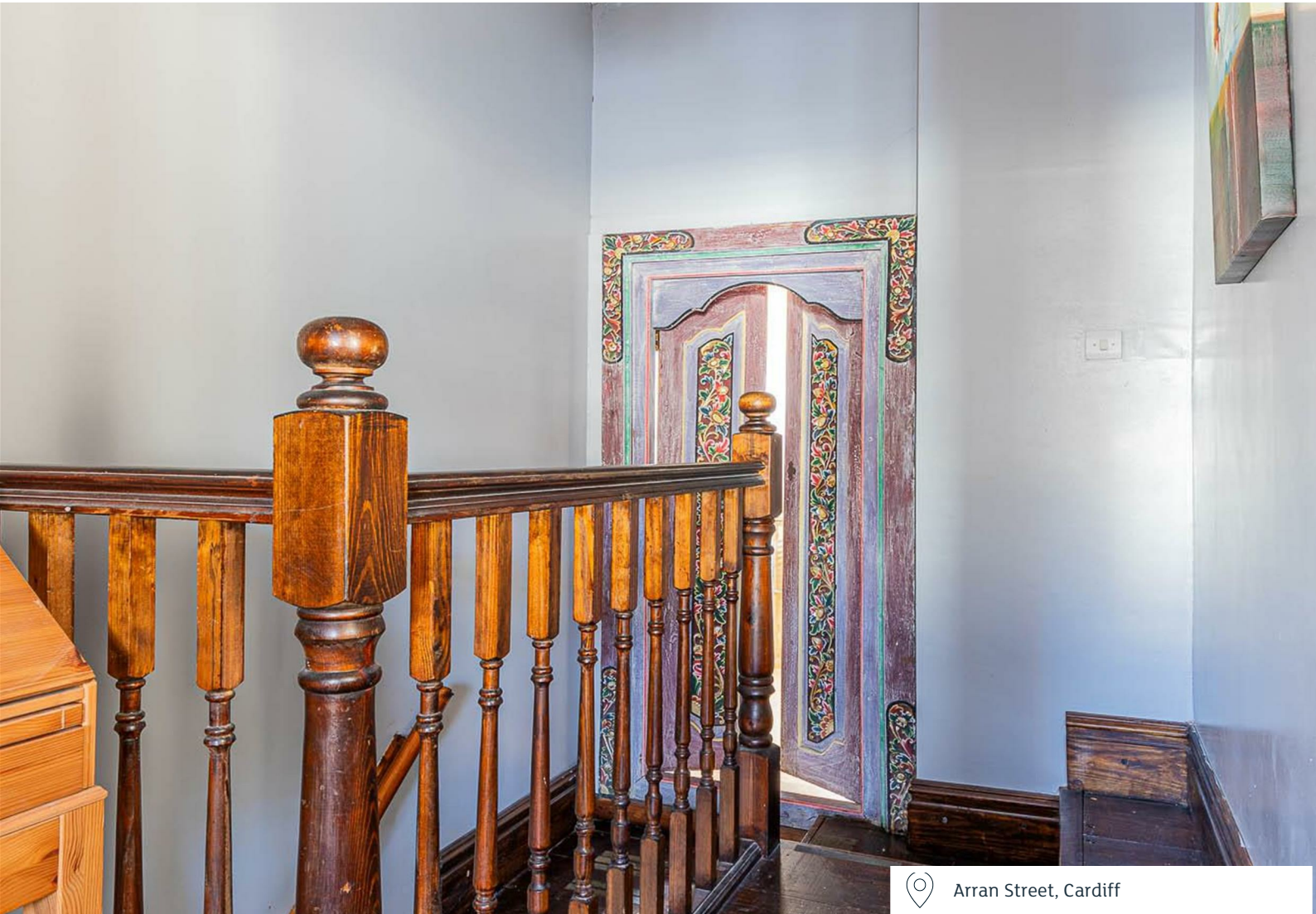


## PROPERTY SPECIALIST

Mrs Amanda Trinder  
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Senior valuer



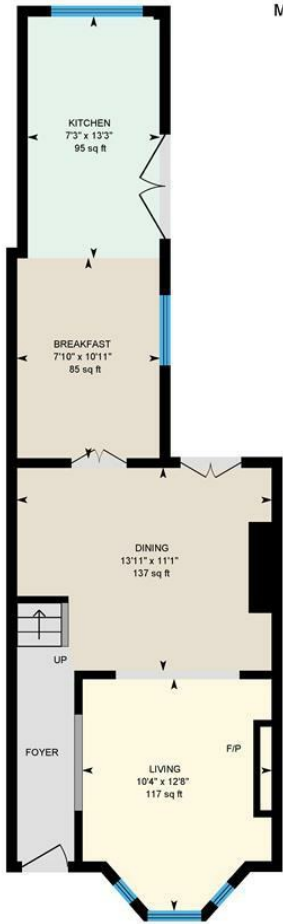




Arran Street, Cardiff

Arran St, Roath, CRF

Main Building: Total Interior Area 877.59 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) <b>A</b>	<b>62</b>	<b>86</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		
England & Wales		EU Directive 2002/91/EC 