

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MARION STREET  
SPLOTT





#### ENTRANCE HALL

#### LOUNGE

5.01m x 3.86m (16'5" x 12'7" )

#### DINING ROOM

3.80m x 3.35m (12'5" x 10'11" )

#### KITCHEN

2.70m x4.70m (8'10" x15'5" )

#### UTILITY ROOM

1.94m x 2.00m (6'4" x 6'6")

#### GROUND FLOOR W.C

0.82m x1.25m (2'8" x4'1")

#### BEDROOM ONE

4.99m x 3.38m (16'4" x 11'1")

#### BEDROOM TWO

3.17m x 3.83m (10'4" x 12'6")

#### BEDROOM THREE

2.70m x 2.26m (8'10" x 7'4" )

#### BATHROOM

46.02mm x 54.56mm (151m x 179m )

#### TENURE

Freehold - This is be confirmed by your legal representative.

#### SCHOOL CATCHMENT

Moorland Primary School (year 2024-25)

Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

#### COUNCIL TAX

Band D










## MARION STREET

SPLOTT, CF24 2DL - £260,000

 3 Bedroom(s)  1 Bathroom(s)  1140.00 sq ft

**\*\* OFFERS OVER £260,000 \*\***

Jeffrey Ross are pleased to bring to the market this immaculate three bedroom home. The property briefly comprises of entrance hall, lounge, dining room, modern kitchen, utility room and W.C to the ground floor and to the first floor there are three double bedrooms and a modern family shower room. Outside there is an enclosed rear garden with patio and boarder with shrubs.

Situated within close proximity to local shops, amenities and a short walk to Cardiff city Centre.



### PROPERTY SPECIALIST

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







Marion Street, Splott, Cardiff



Marion Street, Splott, CF24 2DL



All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 60      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |