

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

ARABELLA STREET  
ROATH







**HALL**

**LOUNGE**

2.95m x 3.12m (9'8" x 10'3")

**DINING ROOM**

3.33m x 3.73m (10'11" x 12'3")

**KITCHEN**

2.41m x 5.11m (7'11" x 16'9")

**UTILITY**

**BATHROOM**

**LANDING**

**BEDROOM 1**

4.11m x 3.12m (13'6" x 10'3")

**BEDROOM 2**

2.34m x 3.66m (7'8" x 12'0")

**BEDROOM 3**

2.41m x 3.00m (7'11" x 9'10")

**SHOWER ROOM**

**GARDEN**

**TENURE**

Freehold, but this is to be confirmed by your legal advisor

**COUNCIL TAX**

Band E

**SCHOOL CATCHMENT**

Roath Park Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to availability \*










## ARABELLA STREET

ROATH, CF24 4SZ - £305,000

 3 Bedroom(s)  2 Bathroom(s)  1032.00 sq ft

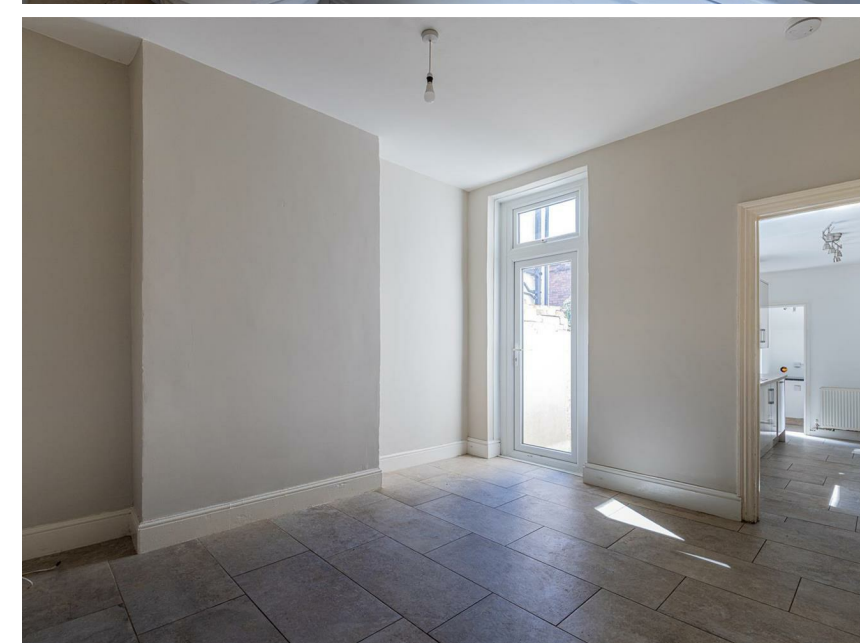
OFFERED WITH NO CHAIN.

We are happy to offer for sale this well presented 3 bedroom period property, located in the heart of Roath. Just minutes walk from Roath Park, Albany road and within popular school catchment, making this a convenient location for both professionals, and families. The property benefits from an entrance hall with original tiled floor, front lounge, dining room, modern kitchen, utility and bathroom to the ground floor. Upstairs there are three good size bedrooms and a shower room. The garden is low maintenance and west facing, so enjoys the afternoon/ evening sun.



### PROPERTY SPECIALIST

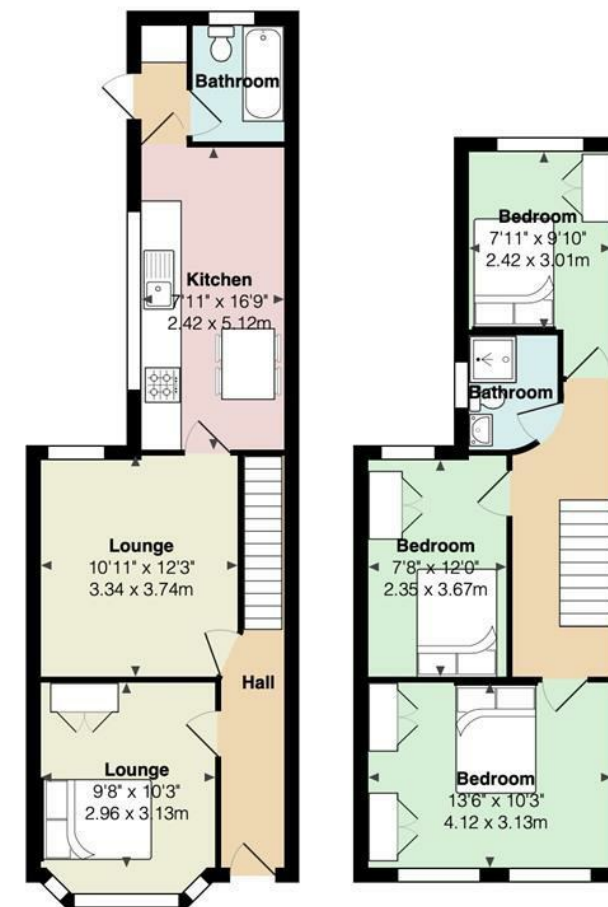
Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager







## Arabella Street, Roath



Total Area: 946 ft<sup>2</sup> ... 87.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



Arabella Street, Roath



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC