

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COSMESTON STREET
CATHAYS



ENTRANCE HALL

LOUNGE

4.39m x 3.48m (14'5" x 11'5")

DINING ROOM

4.60m x 3.56m (15'1" x 11'8")

KITCHEN

4.70m x 2.92m (15'5" x 9'7")

LANDING

BEDROOM ONE

4.60m x 4.39m (15'1" x 14'5")

BEDROOM TWO

3.58m x 2.82m (11'9" x 9'3")

BEDROOM THREE

2.95m x 2.87m (9'8" x 9'5")

BATHROOM

GARDEN

TENURE

Freehold. To be confirmed by your legal advisor

COUNCIL TAX

Band E

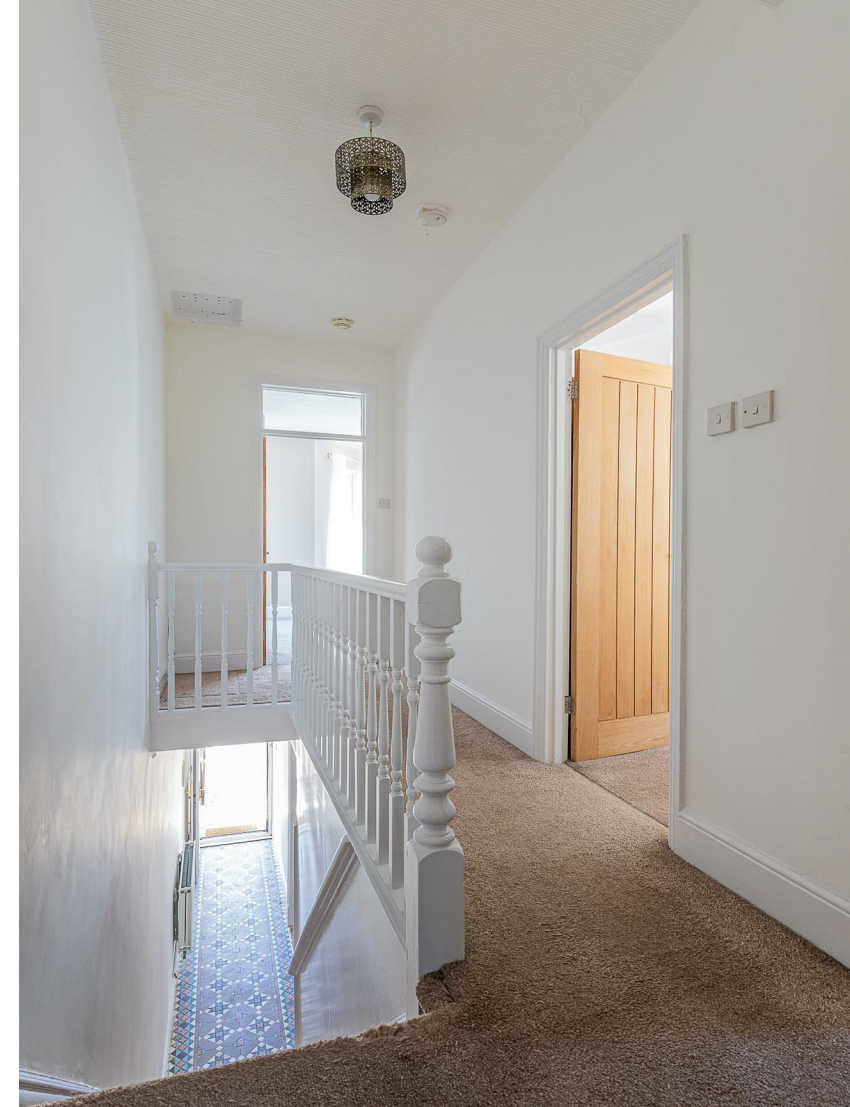
SCHOOL CATCHMENT

Gladstone Primary School (year 2024-25)

Cathays High School (year 2024-25)

Ysgol Mynydd Bychan (year 2024-25)

Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





COSMESTON STREET

CATHAYS, CF24 4LR - £300,000



3 Bedroom(s)



1 Bathroom(s)



1022.00 sq ft

*** Offers Over £300,000*** This beautifully presented three double bedroom home is offered for sale chain free... The property briefly comprises on entrance hall, lounge, dining room, and Kitchen / breakfast room to the ground floor and to the first floor there are three double bedrooms and a shower room. Outside there is a rear garden with patio, border for shrubs and out buildings as well as rear lane access. Situated within close proximity to local shops, parks and amenities as well as Cardiff City centre.

** Chain Free **



PROPERTY SPECIALIST

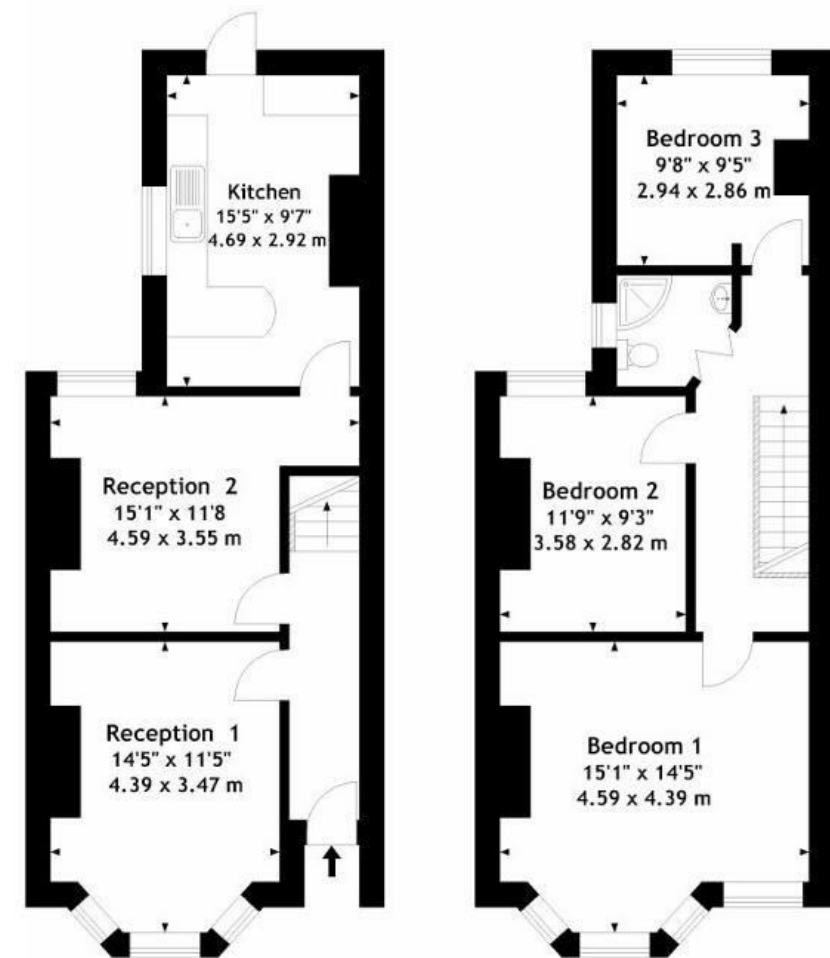
Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer





 Cosmeston Street, Cathays, Cardiff

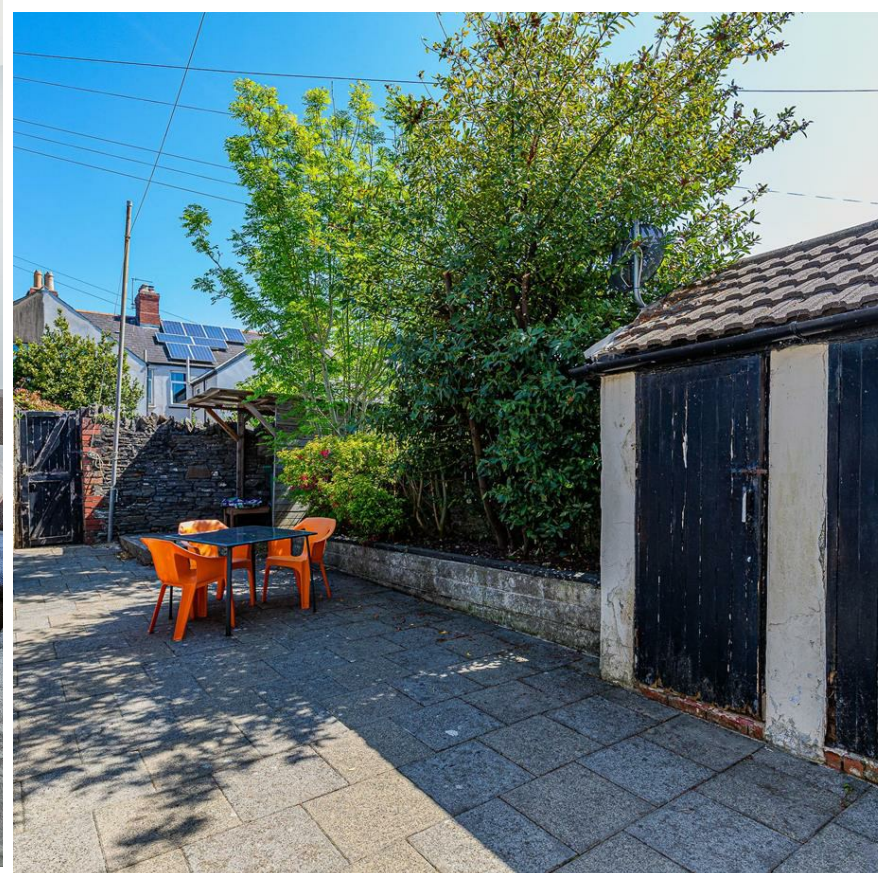
Cosmeston Street



Ground Floor

First Floor

Drawing by plan-max.co.uk Ref no:SR /12920/MJ
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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 