

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KEPPOCH STREET
ROATH



HALL

LOUNGE

2.95m x 3.02m (9'8" x 9'11")

DINING ROOM

4.04m x 3.58m (13'3" x 11'9")

KITCHEN / BREAKFAST ROOM

1.88m x 4.32m (6'2" x 14'2")

BATHROOM

BEDROOM ONE

3.99m x 3.02m (13'1" x 9'11")

BEDROOM TWO

3.02m x 3.00m (9'11" x 9'10")

LANDING

GARDEN

TENURE

Freehold- To be confirmed by your legal advisor

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)

COUNCIL TAX



Band D





KEPPOCH STREET

ROATH, CF24 3JU - £250,000

 2 Bedroom(s)  1 Bathroom(s)  667.00 sq ft

* OFFERS OVER £250,000 *

NEW TO MARKET is this well presented two bedroom home, in the very popular Keppoch Street in Roath. The property offers an entrance hall, through lounge diner, kitchen breakfast room, bathroom and two good size double bedrooms. Outside is an enclosed low maintenance courtyard garden, with a South Eastly aspect. The property is located a short walk from Albany Road, City Road and Roath Park, and within walking distance of Cardiff city centre, making it a great first time buy. Offered with NO ONWARD CHAIN.



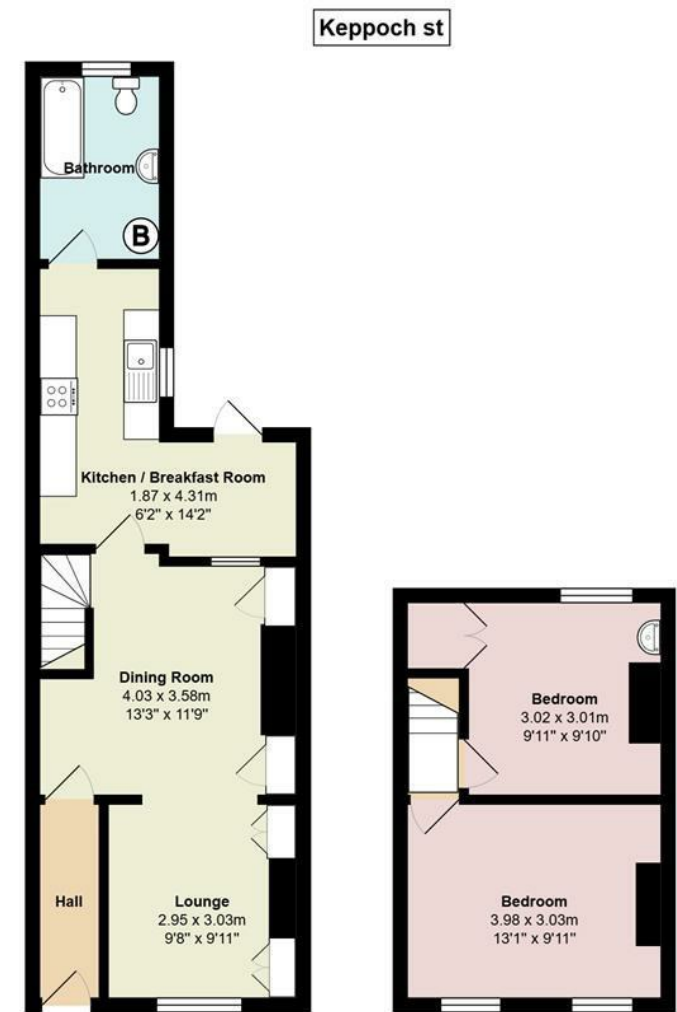
PROPERTY SPECIALIST

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

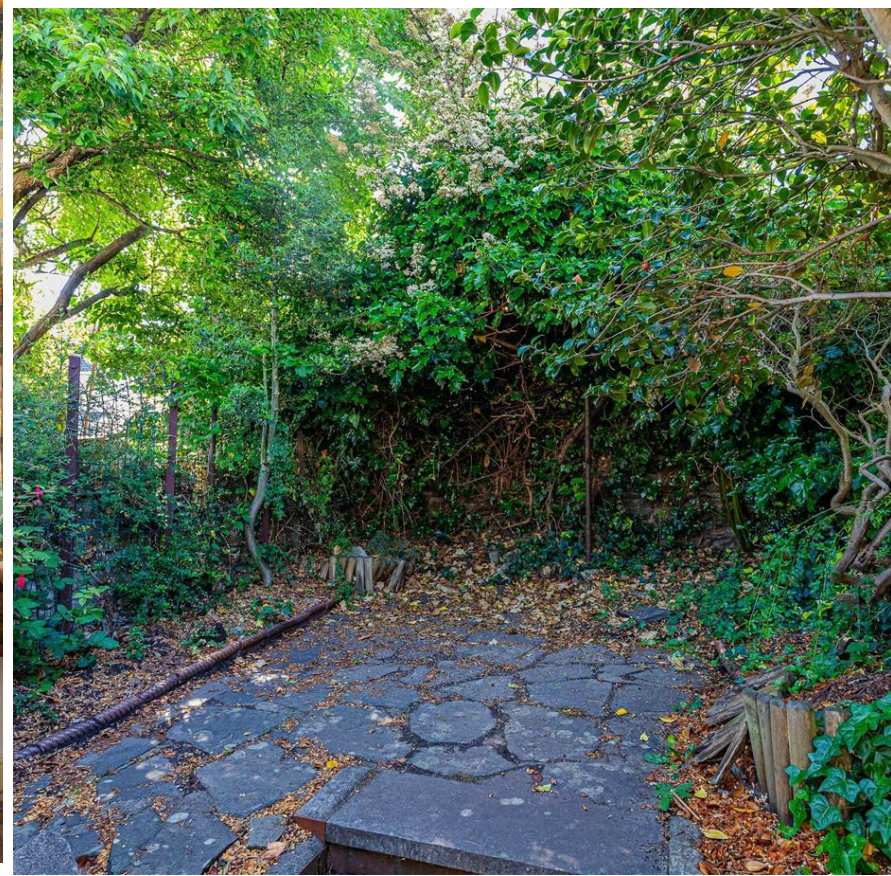




Keppoch Street, Roath



Total Area: 70.6 m² ... 760 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	87
(81-91) B		
(69-80) C		
(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 