

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



WHITCHURCH ROAD
CATHAYS



ENTRANCE HALL

BEDROOM ONE GROUND FLOOR FRONT
3.61m x 4.48m into bay (11'10" x 14'8" into bay)

BEDROOM TWO GROUND FLOOR MIDDLE
3.04m x. 3.51m (9'11" x. 11'6")

COMMUNAL LOUNGE
3.14m x 4.49m (10'3" x 14'8")

KITCHEN
3.35m x 4.15m (10'11" x 13'7")

LANDING

BEDROOM THREE FIRST FLOOR FRONT
4.85m x 4.45m into bay (15'10" x 14'7" into bay)

BEDROOM FOUR FIRST FLOOR MIDDLE
3.01m x 3.55m (9'10" x 11'7")

BEDROOM FIVE FIRST FLOOR REAR
3.21m x 3.60m into bay (10'6" x 11'9" into bay)

FIRST FLOOR BATHROOM
2.28m x 1.93m (7'5" x 6'3")

FIRST FLOOR SHOWER ROOM
2.29m x 2.65m (7'6" x 8'8")

GARDEN
Rear garden with roller shutter door to the rear lane, parking for three cars

PARKING

ADDITIONAL INFORMATION
Let for 2025 - 2026 to 5

TENURE
Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX
Band E

SCHOOL CATCHMENT
Allensbank Primary School (year 2024-25)
Cathays High School (year 2024-25)




Ysgol Mynydd Bychan (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





WHITCHURCH ROAD

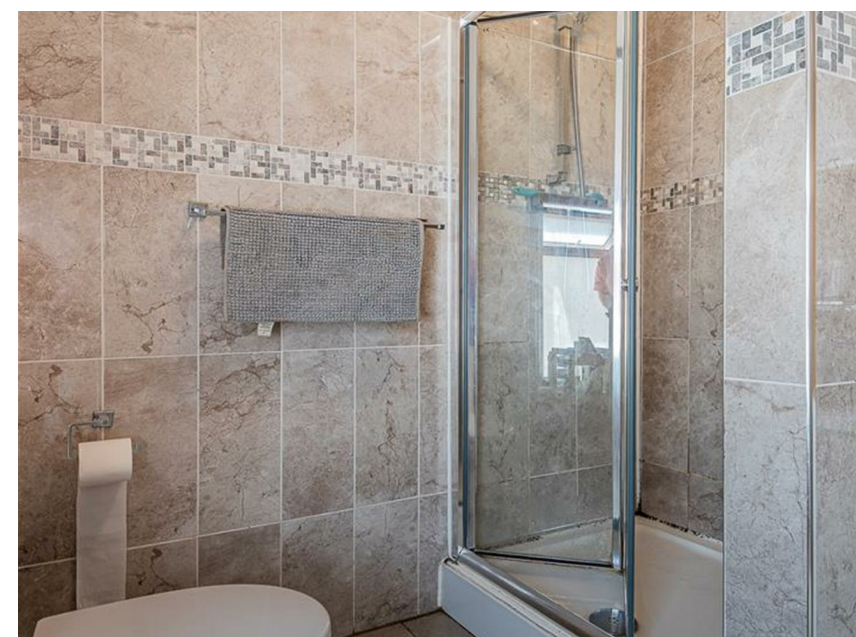
CATHAYS, CF14 3NG - £400,000

 5 Bedroom(s)  2 Bathroom(s)  1312.00 sq ft

*** Offers Over £400,000 *** Jeffrey Ross are pleased to bring to the market this ideal investment opportunity. The property benefits from five double bedrooms, two bathrooms, communal lounge and kitchen as well as parking for three cars. Situated within close proximity to local shops, parks, amenities as well as Cardiff City centre and University Hospital of Wales. Rented till 2026 to 5 tenants with an income of £2,750 pcm.

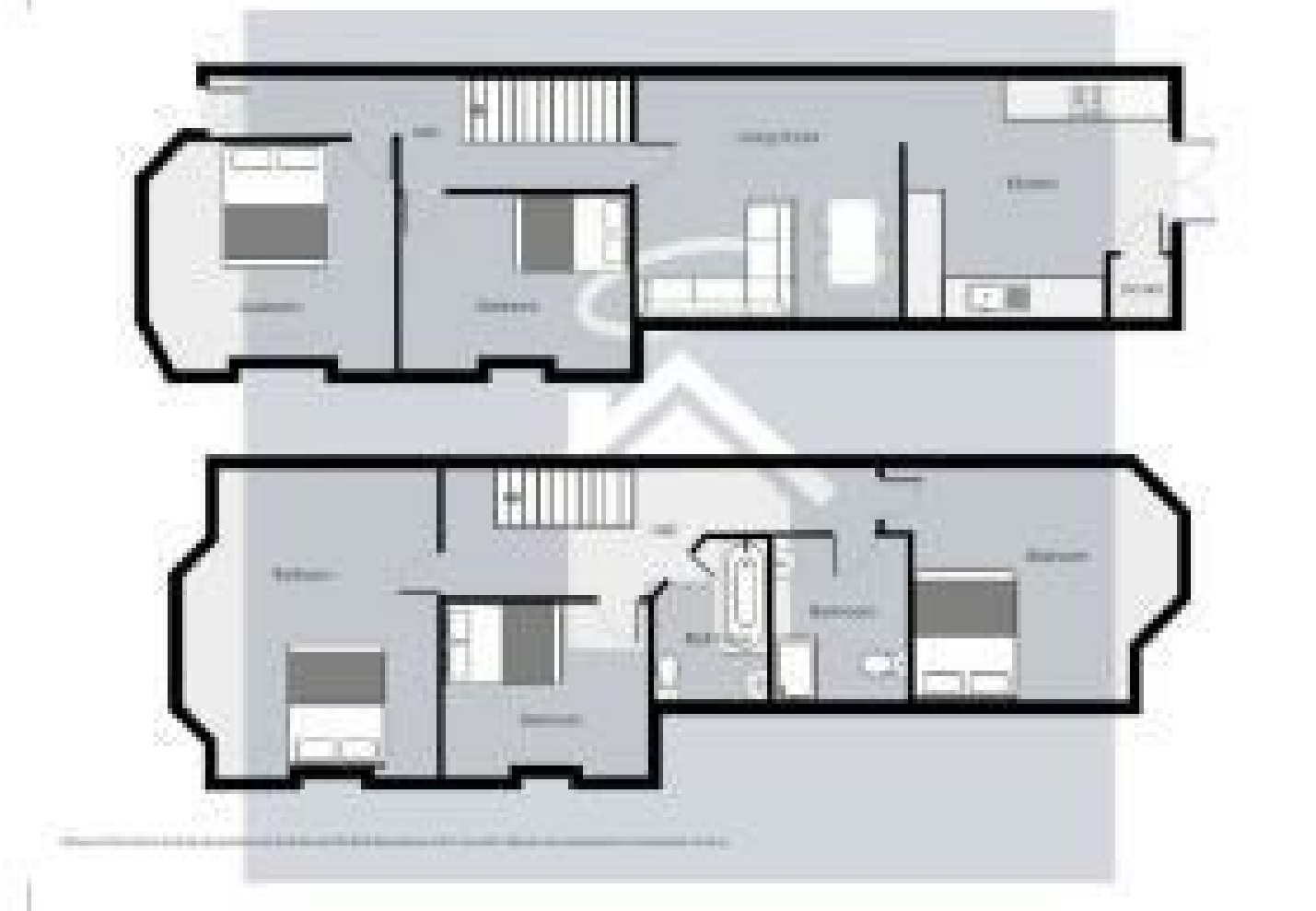


**PROPERTY
SPECIALIST**
Mrs Amanda Trinder
amanda@jeffreyyross.co.uk
Senior valuer





Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 