

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CECIL STREET  
ADAMSDOWN





**ENTRANCE HALL**

**LOUNGE / DINING ROOM**  
7.26m x 3.33m (23'10 x 10'11)

**KITCHEN**  
5.99m x 2.59m (19'8 x 8'6)

**LANDING**

**BEDROOM ONE**  
5.05m x 3.40m (16'7 x 11'2)

**BEDROOM TWO**  
4.04m x 3.33m (13'3 x 10'11)

**STUDY**

**GARDEN**

**TENURE**  
Freehold - To be confirmed by your legal advisor

**COUNCIL TAX**  
Band D

**SCHOOL CATCHMENT**  
Stacey Primary School  
Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)










## CECIL STREET

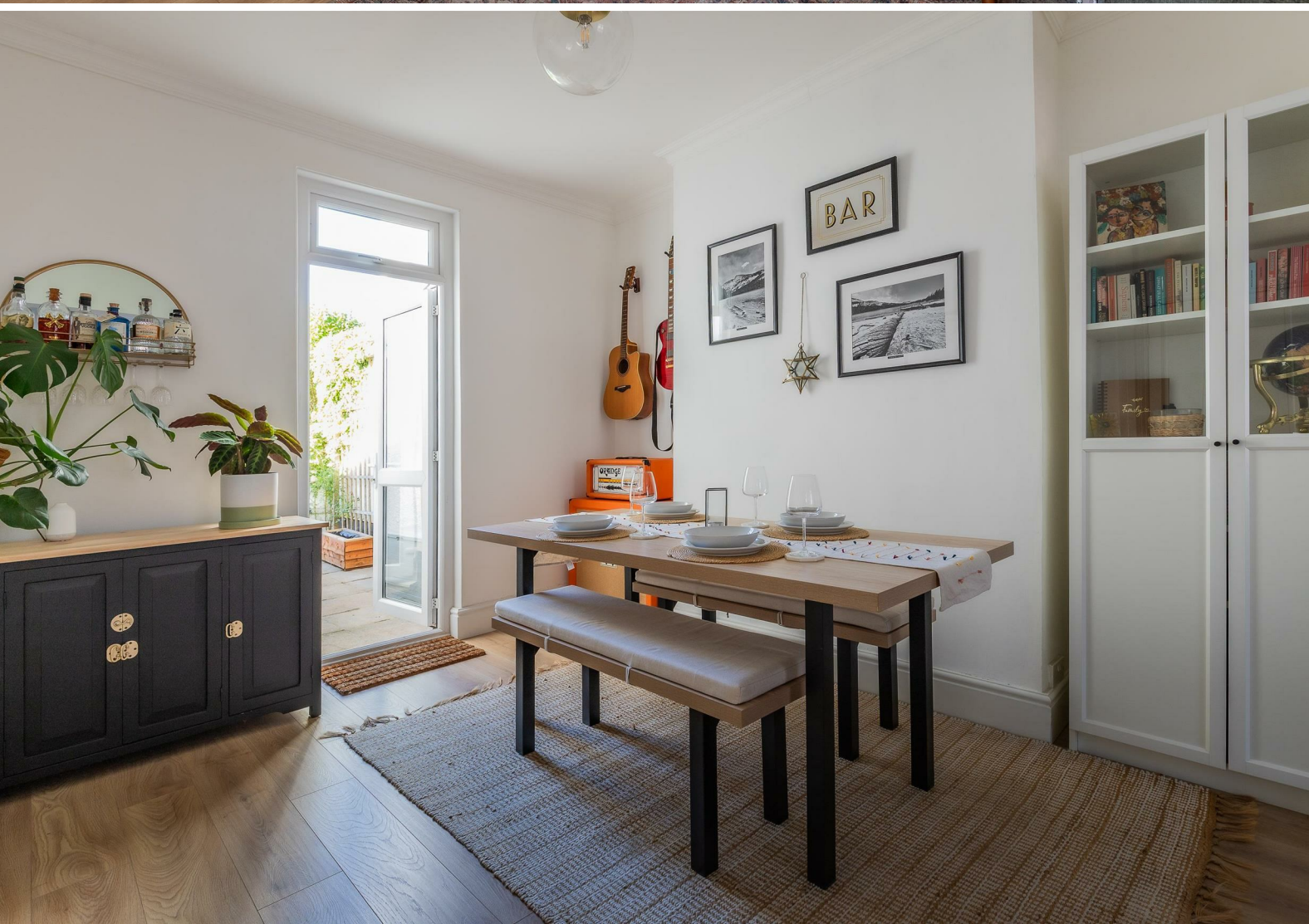
ADAMSDOWN, CF24 1NW - £250,000

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

\*\*\* Offers over £250,000 \*\*\* Jeffrey Ross are pleased to bring to the market this immaculate, spacious, period home. The property comprises of entrance hall, open plan lounge / dining room with wood burner, kitchen / breakfast room and W.C to the ground floor and to the first floor there is a modern bathroom, two double bedrooms and a study. Outside there is a well maintained rear south west facing garden with mature shrubs and concrete shed / Hobbies room with PVC double glazed windows.

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

\*\*\*Ideal first time buy \*\*\*



### PROPERTY SPECIALIST

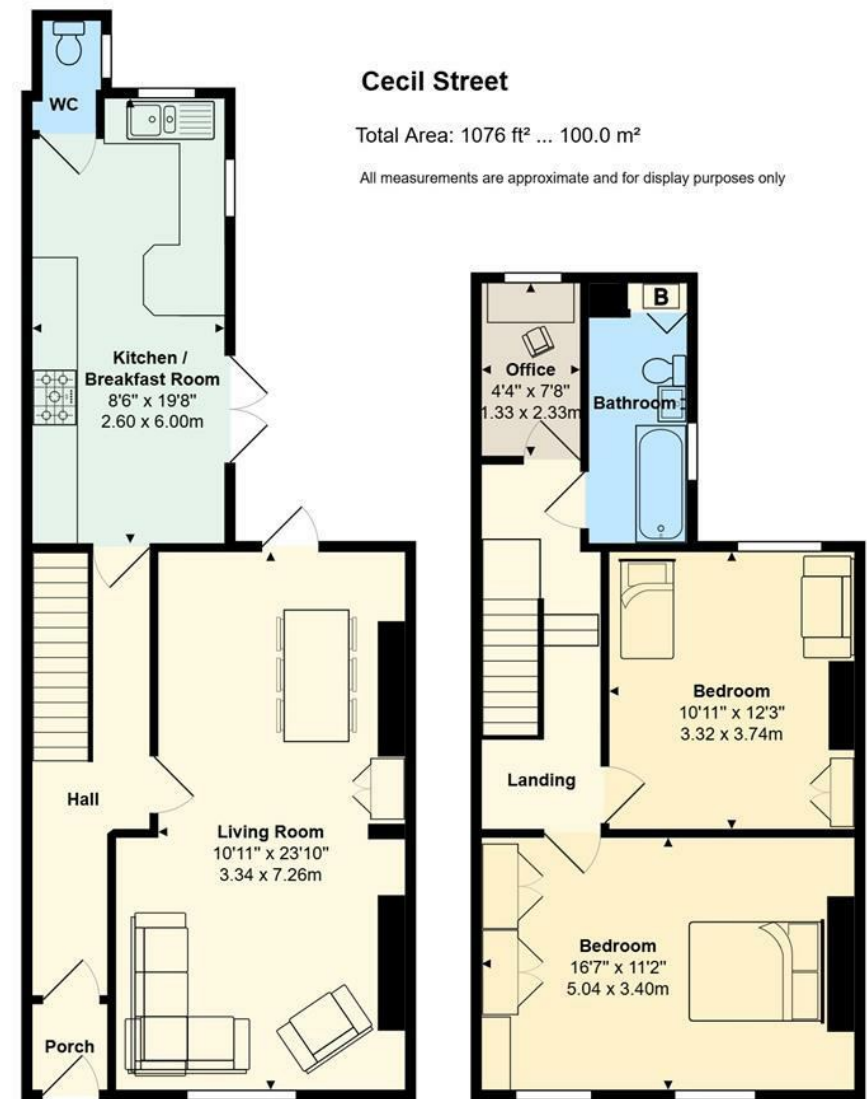
Mrs Amanda Trinder  
[amanda@jeffreyyross.co.uk](mailto:amanda@jeffreyyross.co.uk)  
 Senior valuer







Cecil Street, Adamsdown, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC