

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GLENROY STREET  
ROATH





LOUNGE

DINING AREA

KITCHEN

LANDING

FRONT BEDROOM

MIDDLE BEDROOM

BATHROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band - D










## GLENROY STREET

ROATH, CF24 3JY - £250,000

 2 Bedroom(s)  1 Bathroom(s)  732.00 sq ft

### OFFERS OVER £250,000

We are delighted to offer for sale this beautifully presented two-bedroom period house, combining character with modern living.

The property offers fantastic space throughout, with a bright and spacious through lounge/diner, a modern fitted kitchen, two generous double bedrooms, and an upstairs bathroom. Outside, the pretty rear garden enjoys a sunny aspect, creating the perfect spot for relaxing or entertaining.

This home is offered with no onward chain, making it an ideal first-time buy.

Perfectly positioned in the heart of Roath, you'll find Albany Road and Wellfield Road just on your doorstep, with Cardiff City Centre only a short walk away.



### PROPERTY SPECIALIST

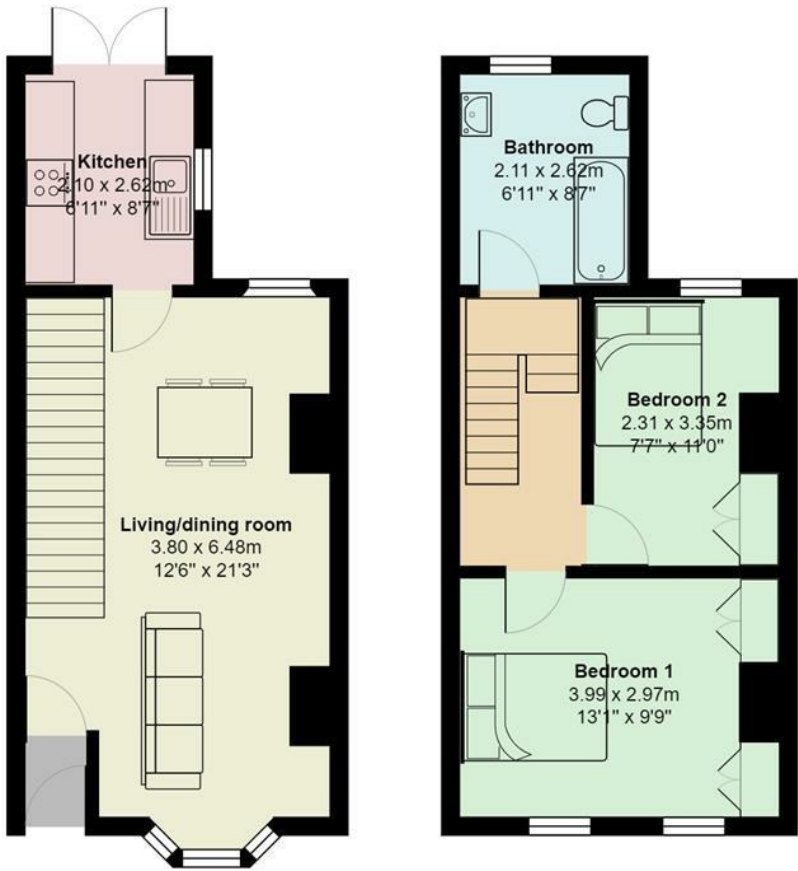
Mr Ramzy Bancroft  
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Branch manager







Glenroy Street, Roath



Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |