

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LILY STREET
ROATH



ENTRANCE HALL

LOUNGE

3.05mm x 3.00mm (10'0m x 9'10m)

DINING ROOM

4.09mm x 3.00mm (13'5m x 9'10m)

LANDING

BEDROOM ONE

4.70mm x 3.00mm (15'5m x 9'10m)

BEDROOM TWO

2.46mm x 3.00mm (8'1m x 9'10m)

BATHROOM

2.24mm x 3.78mm (7'4m x 12'5m)

GARDEN

TENURE

Freehold -To be confirmed by your legal advisor

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Albany Primary School
Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)




Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





LILY STREET

ROATH, CF24 3EB - £250,000

 2 Bedroom(s)  1 Bathroom(s)  763.00 sq ft

Jeffrey Ross are pleased to bring to the market this beautifully presented two double bedroom cottage style mid terrace home. The property briefly comprises of entrance hall, open plan lounge / dining room and modern kitchen to the ground floor and to the first floor there are two double bedrooms and a good size modern first floor bathroom. Outside there is an enclosed rear garden with patio, lawn and shed.

You are also very well placed for local shops, coffee houses, and eateries on Albany & Wellfield rd, as well as a short walk from Cardiff City centre.

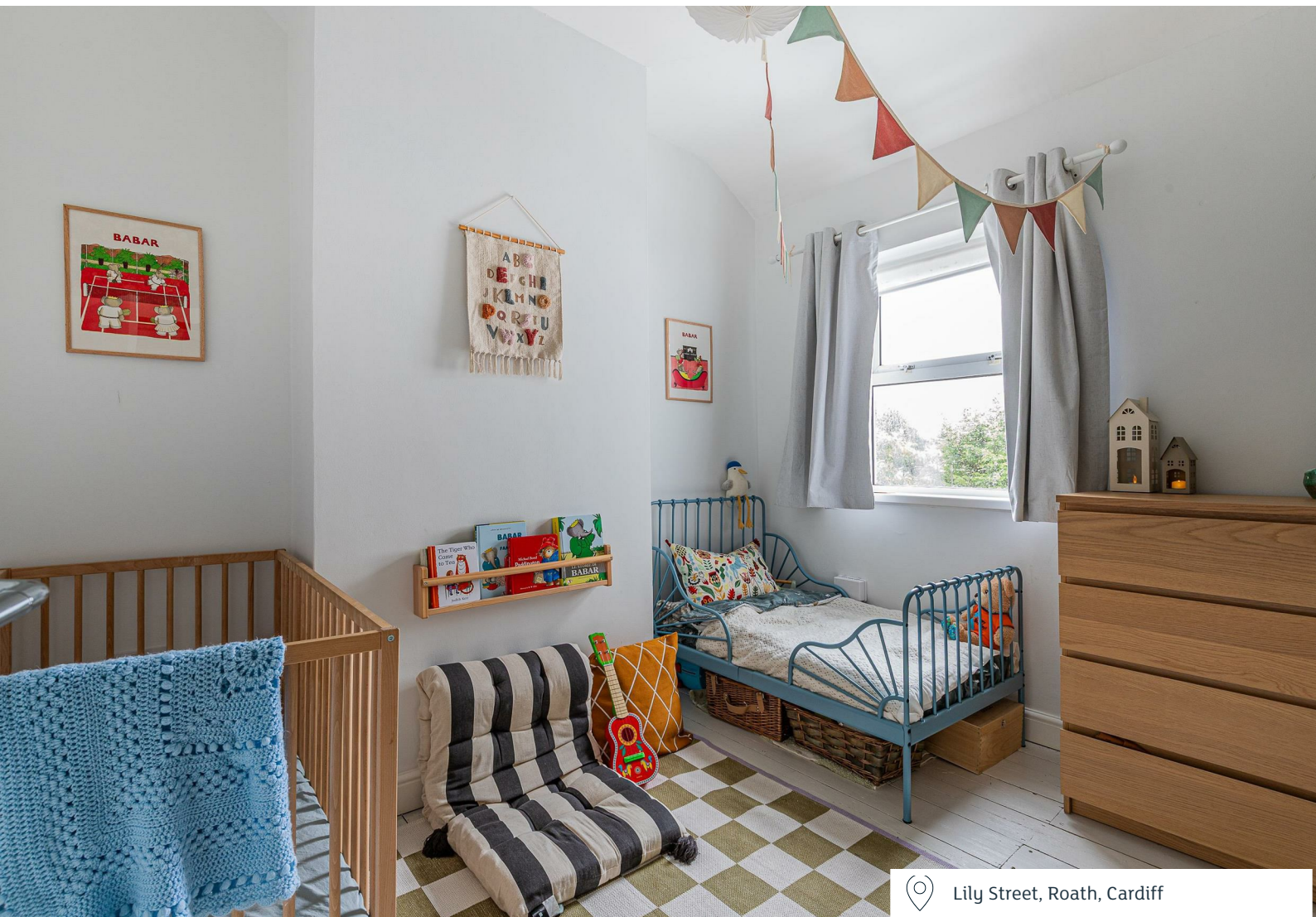
**** Chain Free ****



PROPERTY SPECIALIST

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

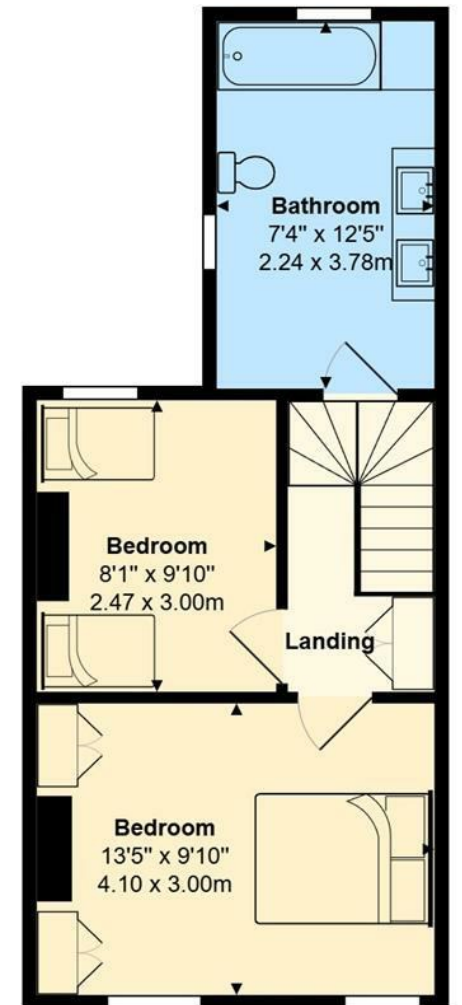





Lily Street

Total Area: 728 ft² ... 67.6 m²

All measurements are approximate
and for display purposes only



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |