

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GREYFRIARS ROAD  
CITY CENTRE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 2002/91/EC	

**HALLWAY**

4.57m x 1.70m (15 x 5'7")

**BATHROOM**

2.64m x 1.68m (8'8" x 5'6")

**UTILITY**

**HALLWAY STORAGE**

**BEDROOM**

2.97m x 2.74m (9'9" x 9')

**BEDROOM**

5.79m x 3.48m (19' x 11'5")

**ENSUITE**

2.31m x 2.01m (7'7" x 6'7")

**LOUNGE**

4.83mmin x 4.37m (15'10"min x 14'4")

**KITCHEN**

3.10m x 1.91m (10'2" x 6'3")

**BALCONY**

8.10m x 1.88m max (26'7" x 6'2" max)

**COUNCIL TAX**

band f

**EPC**

awaiting

**BROADBAND & MOBILE**

1000 Mbos & Phone signal is likely.

**SCHOOL CATCHMENT**

My English medium primary catchment area is Gladstone Primary School (year 2024-25) Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. My English medium secondary catchment area is Cathays High School (year 2024-25) My Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2024-25) Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**TENURE**

We have been advised that the property has 102 years remaining from a 125 year lease. The ground rent is £150 per annum and the service charge is currently £4828 per annum. Your legal representative should confirm this.

**CONCIERGE**

The property has a part time concierge service.



“  
A fantastic location being in the very heart of Cardiff City Centre and in the one of the most exclusive address in Cardiff.  
”




Comments by - Mr Julian Preston





# GREYFRIARS ROAD

CITY CENTRE, CF10 3AL - £350,000

 2 bedrooms  2 bathroom(s)  904.00 sq ft

Welcome to this exquisite apartment located on Greyfriars Road in the heart of Cardiff. This prestigious development offers a perfect blend of modern living and convenience, making it an ideal choice for those seeking a vibrant city lifestyle. The apartment features two spacious double bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing both comfort and privacy. The additional bathroom ensures that there is ample space for residents and guests alike. One of the standout features of this property is the impressive 26-foot balcony, which offers lovely views and serves as a perfect spot for relaxation or entertaining. Imagine enjoying your morning coffee or unwinding in the evening while taking in the sights of the city. For those who require parking, this apartment includes secure gated underground parking for one vehicle, adding an extra layer of convenience and peace of mind. Situated in an excellent location, you will find yourself just moments away from the bustling Cardiff City Centre, where a plethora of shops, restaurants, and cultural attractions await. This apartment truly encapsulates the essence of city living, making it a fantastic opportunity for both first-time buyers and investors alike. Do not miss the chance to make this remarkable apartment your new home.

## PROPERTY SPECIALIST

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