

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

NORTH CLIVE STREET  
GRANGETOWN







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

**COUNCIL TAX**  
Band C

**SCHOOL CATCHMENT**  
Ninian Park Primary School  
Fitzalan High School (year 2024-25)

Ysgol Gynradd Gymraeg Hamadryad (year 2024-25)  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**EPC**  
Awaiting

**HALLWAY**

**LOUNGE / DINER**  
3.35m x 6.65m (11 x 21'10)

**KITCHEN**  
4.42m x 2.29m (14'6 x 7'6)

**BATHROOM**  
1.96m x 2.54m (6'5 x 8'4)

**BEDROOM 1**  
4.37m x 3.18m (14'4 x 10'5)

**BEDROOM 2**  
2.72m x 3.35m (8'11 x 11)

**BEDROOM 3**  
2.44m x 2.29m (8 x 7'6)

**GARDEN**  
Low maintenance court yard.








## NORTH CLIVE STREET

GRANGETOWN, CF11 6NS - £255,000

 3 Bedroom(s)  1 Bathroom(s)  858.00 sq ft

Jeffrey Ross are pleased to bring to market this wonderful house on North Clive Street. With three bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere. The house is well presented, showcasing a thoughtful design that maximises both space and light. The property's layout is practical, making it suitable for modern living.

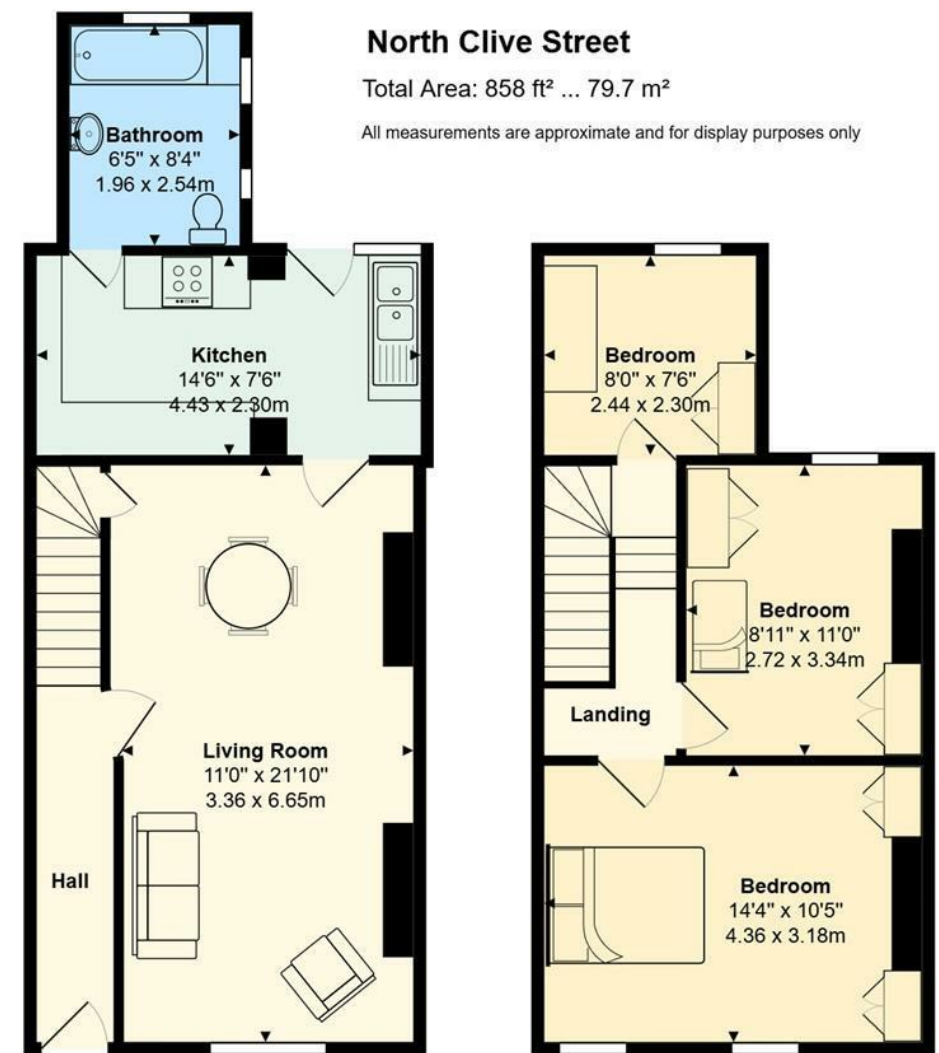
Grangetown is known for its community spirit and convenient amenities, with local shops, parks, and schools just a stone's throw away. The area is well-connected to Cardiff city centre.



**PROPERTY  
SPECIALIST**  
Mrs Ruby Ledley  
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02920499680  
Valuer







North Clive Street, Grangetown, Cardiff



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