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CARDIFF

VALE

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BRISTOL



*Pentyrch Street*

CATHAYS



*A great size 3 double bedrooms end of terrace.  
Great investment or first time home.*

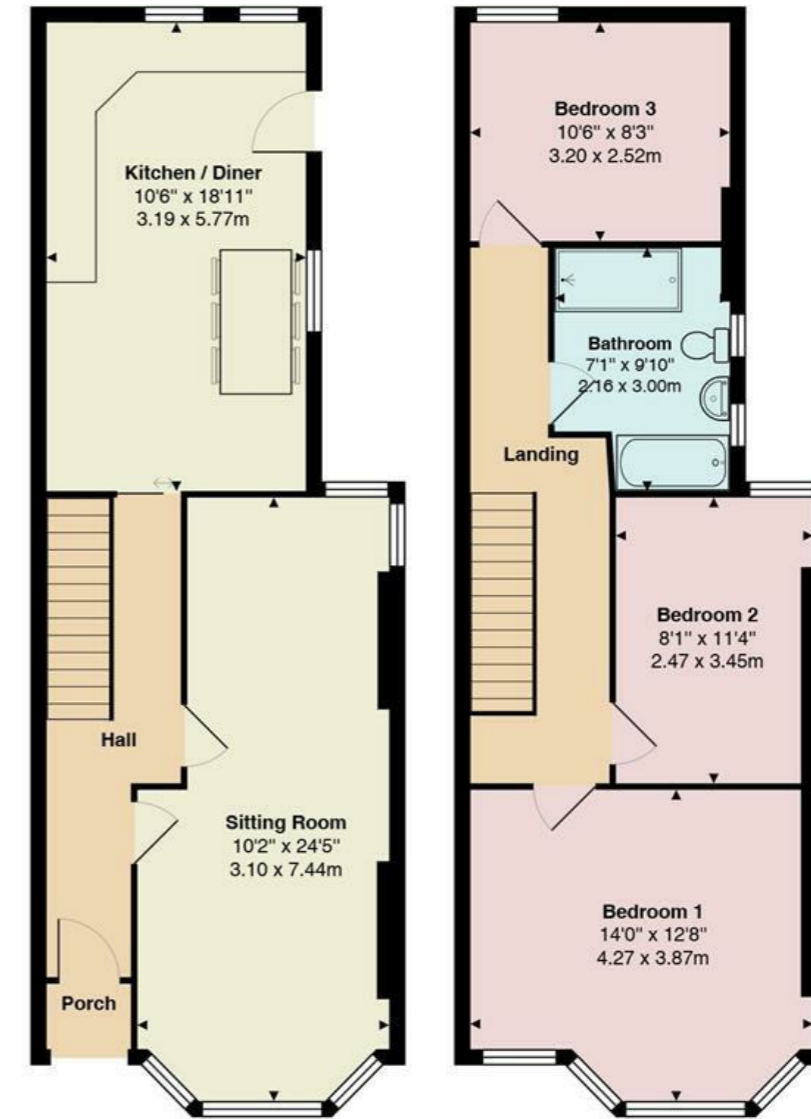
Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk

### Pentyrch Street



Total Area: 1050 ft<sup>2</sup> ... 97.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Pentyrch Street

Cathays, Cardiff, CF24 4JW

Asking Price

£330,000



3 Bedroom(s)



1 Bathroom(s)



1022.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

A beautifully presented and spacious three double bedroom house located in the convenient location in Cathays just a short walk from Cardiff City centre, as well as shops, parks and uni. This end of terrace property offers fantastic space with a period entrance hall, newly fitted contemporary kitchen, lounge diner, kitchen diner, three double bedrooms, and modern family bathroom, as well as a good size enclosed garden to the rear. Boasting original features & charm throughout, mixed with modern touches.



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#### Hall

#### Lounge

#### Dining room

#### Kitchen diner

#### Landing

Carpeted split level landing, loft access via drop down loft ladder

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

#### Bathroom

#### Garden

Low-maintenance South-East facing sunny garden with patio area and lawned area. Lap fencing and original brick walls. Outside tap.

#### Council tax

Band E

#### School catchment

Gladstone Primary School (year 2026)  
Cathays High School (year 2026)

Ysgol Mynydd Bychan (year 2026)  
Ysgol Gyfun Gymraeg Glantaf (year 2026)

\*this is subject to change and availability





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 