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CARDIFF

VALE

CAERPHILLY

BRISTOL



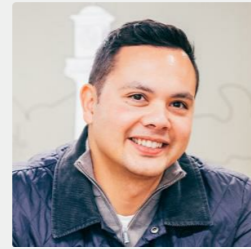
*Grouse Street*

ROATH



*A great house with a stunning stylish interior. A must view !*

Comments by Mr Ramzy Bancroft



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

Ramzy@jeffreycross.co.uk



*"Such a quiet street, yet close to town, shops and parks. Weve loved being here and renovating the property to a high standard."*

Comments by the Homeowner





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>		62	
(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		



# Grouse Street

Roath, Cardiff, CF24 3QZ

Asking Price

£250,000



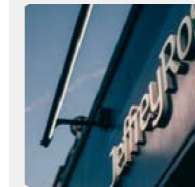
2 Bedroom(s)



1 Bathroom(s)



732.00 sq ft



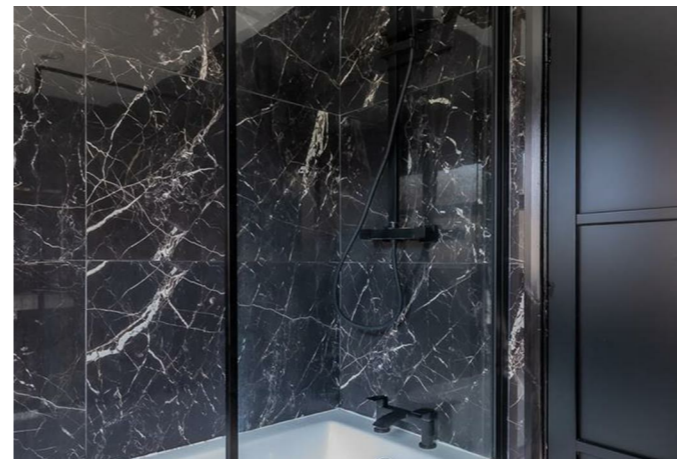
Contact our  
**Penylan Branch**

02920 499680

Nestled in the vibrant area of Roath, Cardiff, this beautifully presented end-terrace house on Grouse Street offers a delightful blend of modern living and comfort. Spanning an impressive 732 square feet, the property features an open-plan layout that maximises space and light, creating an inviting atmosphere for both relaxation and entertaining.

Offering a bright spacious living space, a contemporary stylish fitted kitchen, equipped with modern fixtures and fittings, making it a perfect space for culinary enthusiasts. Upstairs the house boasts two generously sized double bedrooms, one currently used as a large dressing room. The contemporary bathroom is equally impressive, featuring marble tiles, and a shower over the bath.

Situated in a quiet road/ cul de Sac, ideal for those seeking a blend of convenience and community. Roath is known for its vibrant atmosphere, with an array of local shops, cafes, and parks just a stone's throw away. Whether you are a first-time buyer or looking to invest, this end-terrace house presents an excellent opportunity to enjoy modern living in a lively neighbourhood.



Lounge area

Dining Area

Kitchen

Lobby/ utility space

Bathroom

Landing

Bedroom 1

Bedroom 2

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

Band - D

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