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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Keppoch Street*

ROATH



*This property is an ideal purchase for a first time buyer who wants to live close to local amenities, parks and Cardiff city centre.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
amanda@jeffreycross.co.uk



*Two Double bedroom terraced property - chain free*

Comments by the Homeowner





# Keppoch Street

*Roath, Cardiff, CF24 3JU*

Offers Over

**£250,000**



2 Bedroom(s)



1 Bathroom(s)



700.00 sq ft



Contact our  
***Penylan Branch***

02920 499680



\*\*\* Offers over £250,000 \*\*\* Jeffery Ross is pleased to bring to the market this two double bedroom cottage-style mid-terrace home. The property benefits from fore courted front, entrance hall, through lounge / dining room, kitchen, lobby and ground floor bathroom, to the first floor there are two double bedrooms. Boarded loft with ladder access and electrics. Outside to the rear of the property there is a walled garden with lawn.

Situated in a prime location at the top end of Keppoch Street with a short walk to local, shops, parks and amenities as well as Cardiff City Centre.

\*\*\* Chain Free \*\*\*



#### Entrance Hall

Lounge 9'10 x 9'8 (3.00m x 2.95m )

Dining Room 13'3 x 10'08 (4.04m x 3.25m)

Kitchen 7'6 x 10'11 (2.29m x 3.33m)

Lobby

Bathroom 7'6 x 5'7 (2.29m x 1.70m)

Bedroom One 13'3 x 9'8 (4.04m x 2.95m)

Bedroom Two 10'05 x 10'08 (3.18m x 3.25m)

Garden

Tenure

Freehold - This sis to be confirmed with your legal representative

Council Tax

Band D

#### School Catchment

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

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

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