

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CYFARTHFA STREET  
ROATH





#### ENTRANCE HALL

**DINING ROOM**  
2.95 x 3.10 (9'8" x 10'2" )

**LOUNGE**  
4.64m x 4.06m (15'2" x 13'3" )

**KITCHEN**  
2.46m x 2.65m (8'0" x 8'8" )

#### LANDING

**BEDROOM ONE**  
4.26m x 2.98m (13'11" x 9'9" )

**BEDROOM TWO**  
3.01m x 3.62m (9'10" x 11'10" )

**BATHROOM**  
2.41m x 2.92m (7'10" x 9'6" )

#### GARDEN

**TENURE**  
Freehold - This is to be confirmed by your legal advisors

**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 Ederm (year 2024-25))







## CYFARTHFA STREET

ROATH, CF24 3HF - £250,000

 2 Bedroom(s)  1 Bathroom(s)  835.00 sq ft

\*\*\* Offers Over £250,000 \*\*\* Jeffrey Ross are pleased to bring to the market this immaculate cottage style two double bedroom home. The property benefits from entrance hall, dining room, cosy lounge, modern kitchen with access to the garden, two double bedrooms and a modern first floor bathroom. Outside there is an enclosed rear garden with deck and shrub area.

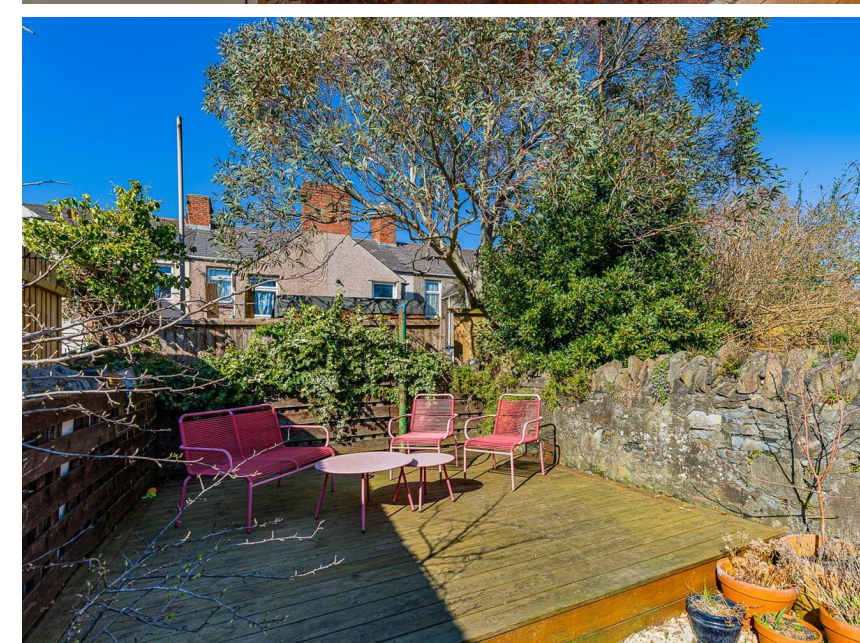
Situated within a short walk to local shops, parks amenities as well as Cardiff City Centre.

Open House Sat 29th March.

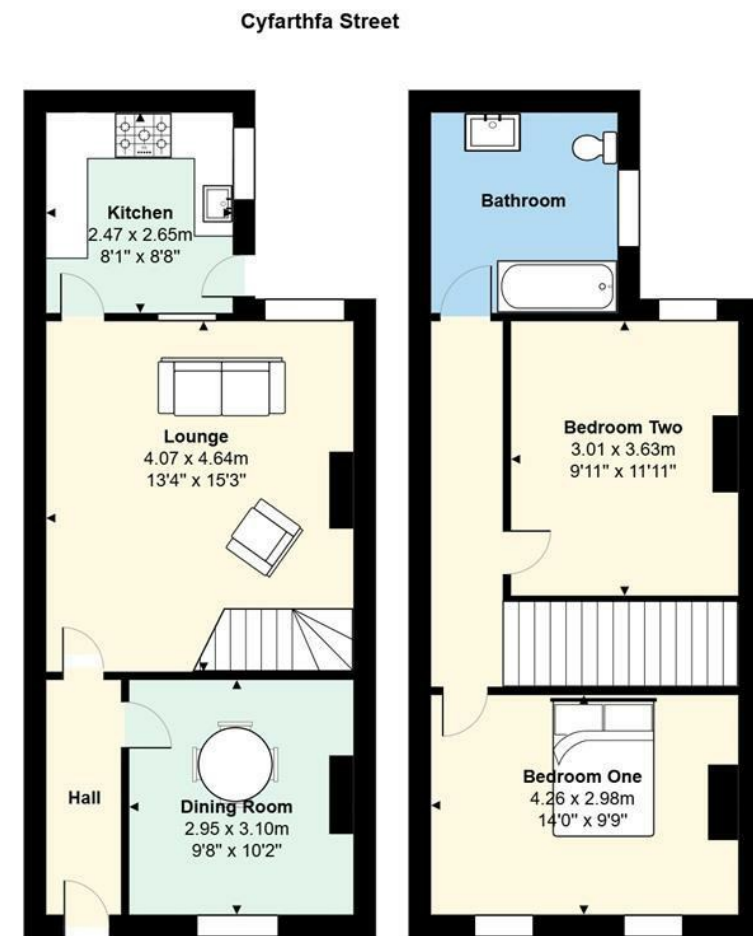


### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreygross.co.uk  
Senior valuer







Total Area: 77.5 m<sup>2</sup> ... 835 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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