

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



INCHMARNOCK STREET
SPLOTT



ENTRANCE HALL

LOUNGE
3.10mm x 3.05mm (10'02m x 10'00m)

DINING ROOM
4.09m x 2.74mm (13'5 x 9'0m)

KITCHEN
4.70mm x 2.39mm (15'5m x 7'10m)

SHOWER ROOM

LANDING

BEDROOM ONE
4.14mm x 3.05m (13'7m x 10'0)

BEDROOM TWO
3.23mm x 2.74mm (10'7m x 9'0m)

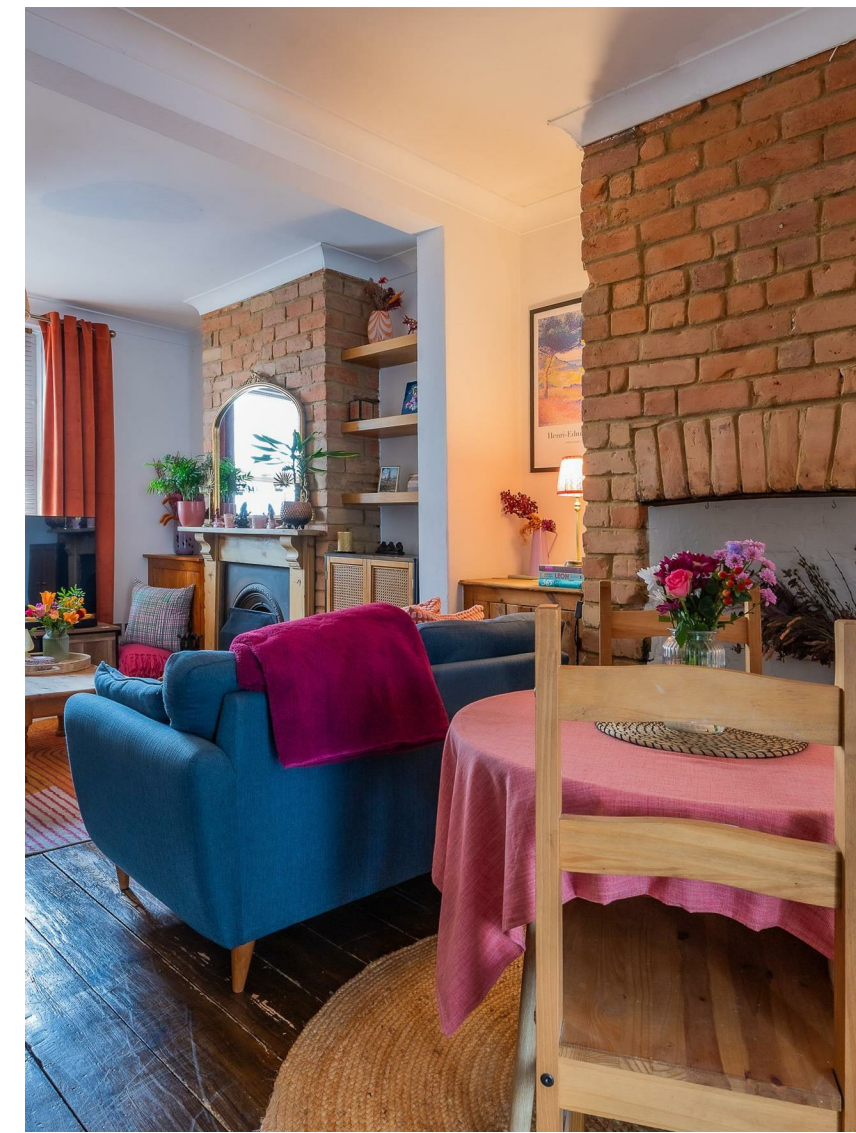
GARDEN

TENURE
Freehold - To be confirmed by your legal advisor

COUNCIL TAX
Band C

SCHOOL CATCHMENT
Moorland Primary School
Willows High School (year 2024-2025)




Ysgol Glan Morfa (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





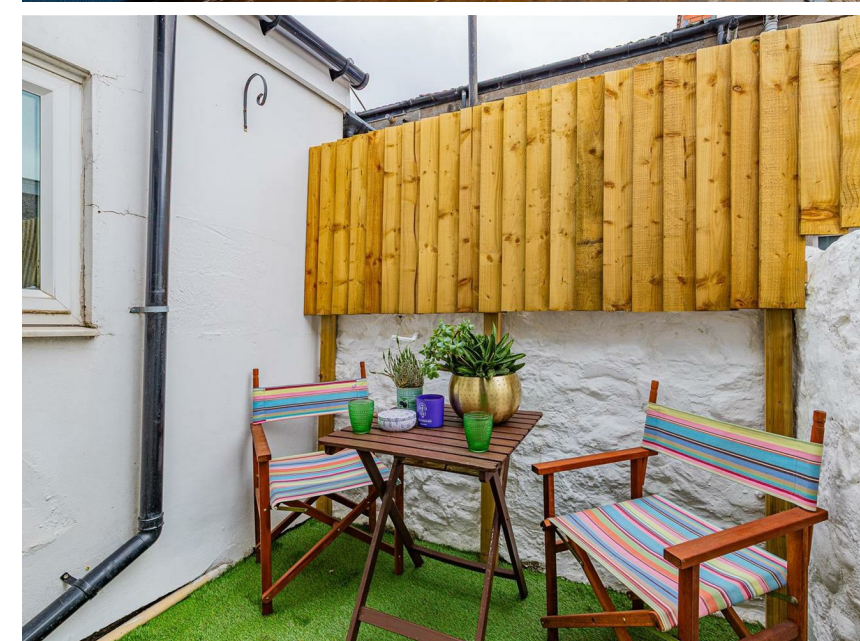
INCHMARNOCK STREET

SPLOTT, CF24 2AL - £180,000

 2 Bedroom(s)  1 Bathroom(s)  656.00 sq ft

*** Offers Over £180,000 *** Be Quick.... Jeffrey Ross are pleased to bring to the market this beautifully presented cottage style home. The property comprises of entrance hall, open plan lounge / dining room with exposed chimney breasts and feature fire, Modern Kitchen and shower room to the ground floor and to the first floor there are two double bedrooms and access to loft space. Outside there is an enclosed rear garden space enough to fit a small table and chairs and BBQ.

Situated within a close proximity to local shops, amenities as well as Cardiff City Centre.



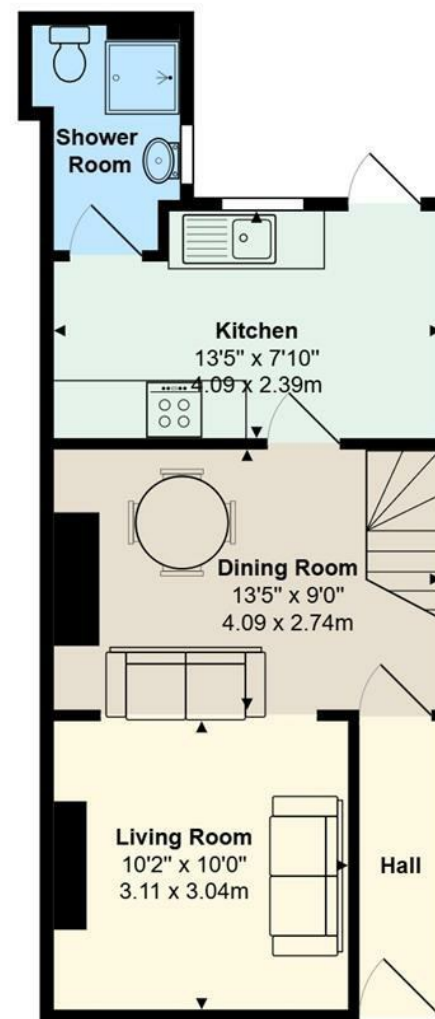
PROPERTY SPECIALIST

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





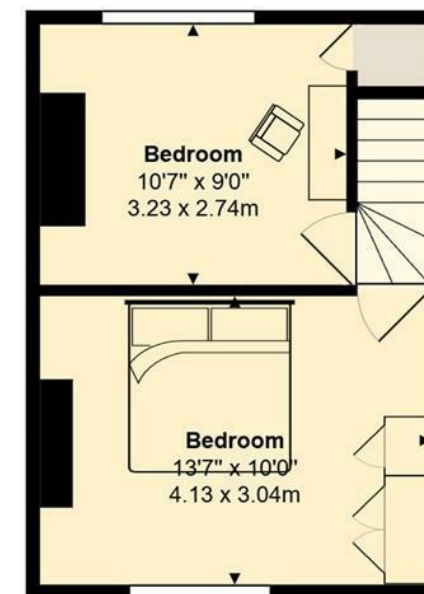
Inchmarnock Street, Splott, Cardiff



Inchmarnock Street

Total Area: 663 ft² ... 61.6 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	