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CARDIFF

VALE

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BRISTOL



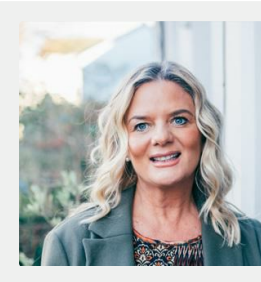
Keppoch Street

ROATH



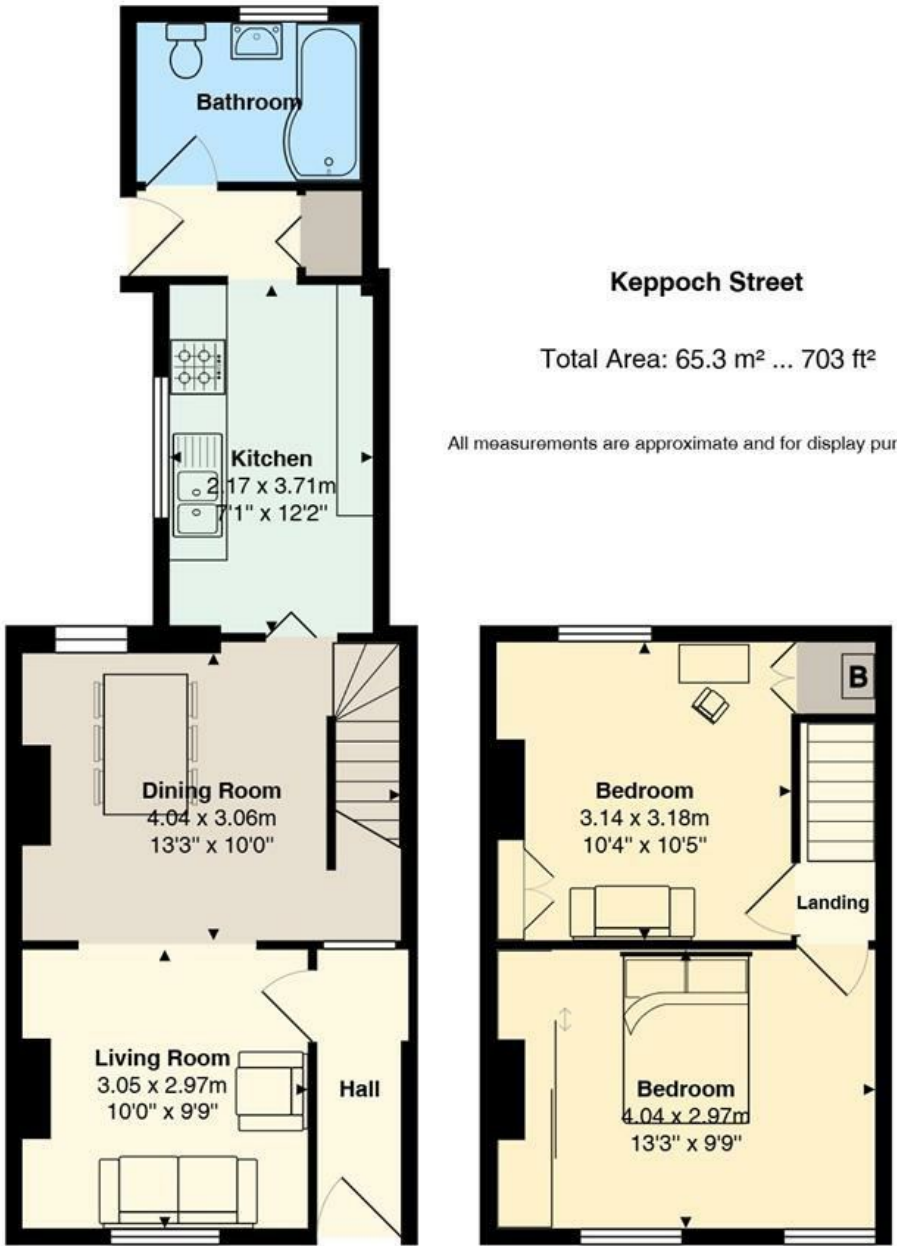
Just move in... immaculate two double bedroom cottage style home in a prime location.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



Comments by the Homeowner



Keppoch Street

Roath, Cardiff, CF24 3JU

£250,000



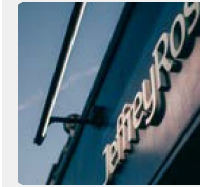
2 Bedroom(s)



1 Bathroom(s)



703.00 sq ft



Contact our
Penylan Branch
02920 499680

Jeffrey Ross are pleased to bring to the market this immaculate two double bedroom cottage style home in a prime location.

The property benefits from entrance hall, lounge, dining room, kitchen and lobby to the ground floor and to the first floor there are two double bedrooms and access to loft space. Outside there is walled rear garden with patio and mature shrubs.

Situated in the ever popular area of Roath with close proximity to local shops, parks, amenities as well as Cardiff City centre.

**** An ideal first time buy ** CHAIN FREE ****

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Entrance Hall
Lounge 10' x 9'9 (3.05m x 2.97m)
Dining room 13'3 x 10'00 (4.04m x 3.05m)
Kitchen 7'1 x 12'2 (2.16m x 3.71m)
Bathroom
Bedroom One 13'3 x 9'9 (4.04m x 2.97m)
Bedroom Two 10'4 x 10'5 (3.15m x 3.18m)
Garden
Tenure Freehold - This is to be confirmed with your legal representative.
Council Tax Band D
School Catchment





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		
England & Wales	65	79
	EU Directive 2002/91/EC	

