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CARDIFF

VALE

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BRISTOL



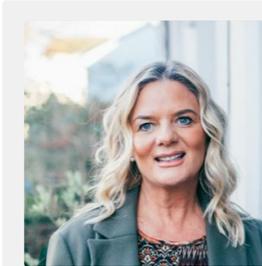
Dogfield Street

CATHAYS



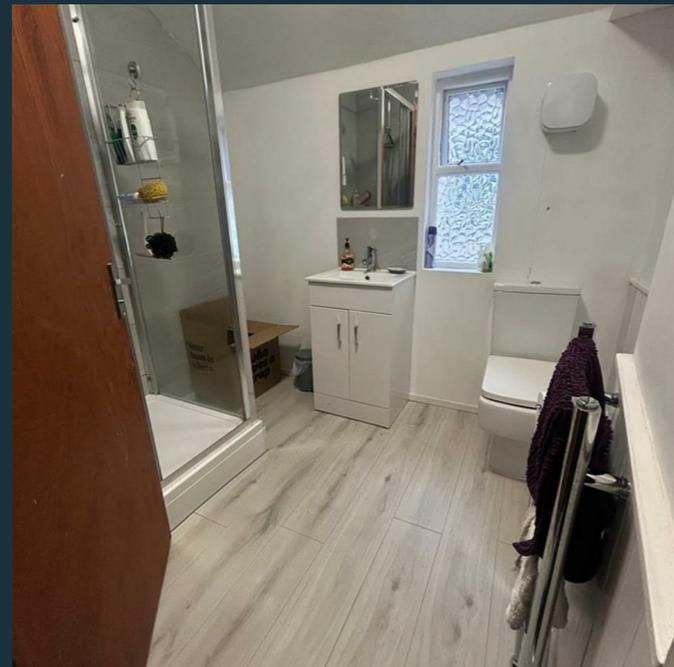
Spacious four bed let with an income of £2,250 pcm

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
 Senior valuer

amanda@jeffreycross.co.uk



Comments by the Homeowner



Total Area: 109.5 m² ... 1178 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Dogfield Street

Cathays, Cardiff, CF24 4QL

£300,000



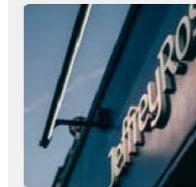
4 Bedroom(s)



1 Bathroom(s)



1178.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this three bedroom terraced house currently used as a four bed let. the property comprises of entrance hall, two ground floor reception rooms one currently used as a bedroom and an open plan kitchen / dining room to the ground floor. To the first floor there are three double bedrooms and a first floor bathroom. Outside is an enclosed rear garden. Situated in a prime location with access to local amenities, shops, parks as well as Cardiff City centre and Cardiff university.

* Income - currently let for £2,250 pcm till June 2027



Entrance Hall

Council Tax

Band E

Reception One / Bedroom One 10'10 x 11' (3.30m x 3.35m)

Reception Two 9'1 x 12'3 (2.77m x 3.73m)

Open Plan Kitchen / Dining Room 9'2 x 22'11 (2.79m x 6.99m)

Landing

Bedroom Two 16'2 x 11' (4.93m x 3.35m)

Bedroom Three 9'1 x 12'3 (2.77m x 3.73m)

Bedroom Four 10'0 x 11'9 (3.05m x 3.58m)

Bathroom

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

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