

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PEARL STREET  
SPLOTT





#### ENTRANCE HALL

REC 1  
4.02m x 3.36m (13'2" x 11'0" )

REC 2  
3.35m x 3.58m (10'11" x 11'8" )

KITCHEN DINING/ BREAKFAST ROOM  
2.80m x 5.97m (9'2" x 19'7" )

#### LOBBY

#### GROUND FLOOR W.C

#### LANDING

BEDROOM ONE  
3.11m x 3.42m (10'2" x 11'2" )

BEDROOM TWO  
3.04m x 3.67 (9'11" x 12'0")

BEDROOM THREE  
4.0m x 2.8m (13'1" x 9'2")

BATHROOM  
1.47m x 2.60 (4'9" x 8'6")

#### SEPARATE WC

#### GARDEN

#### TENURE

Freehold - This is to be confirmed with your legal representative

#### COUNCIL TAX

Band D

#### EXTRA INFO

We have been informed by the owners the following info -

New main roof.

Modern kitchen diner.

Kitchen appliances included double oven, integrated microwave, integrated large fridge, integrated large freezer, washer dryer, dishwasher.

New fitted carpets, laminate, floorings.

Newly decorated.

Copious storage space and fitted wardrobes.










## PEARL STREET

SPLOTT, CF24 1PP - £230,000

 3 Bedroom(s)  1 Bathroom(s)  1032.00 sq ft

Jeffrey Ross are pleased to bring to the market this spacious three double bedroom property with first floor bathroom. Briefly comprising of entrance hall, through double reception room, kitchen diner / Breakfast Room, lobby and W.C to the ground floor. Upstairs there are three double bedrooms, newly fitted bathroom and separate WC. Outside there is an enclosed South facing rear garden with patio and shrubs. The property benefits from being newly decorated throughout, built in wardrobes & storage, and offered with NO ONWARD CHAIN.

Situated within close proximity to local shops, amenities and Cardiff City Centre.



### PROPERTY SPECIALIST

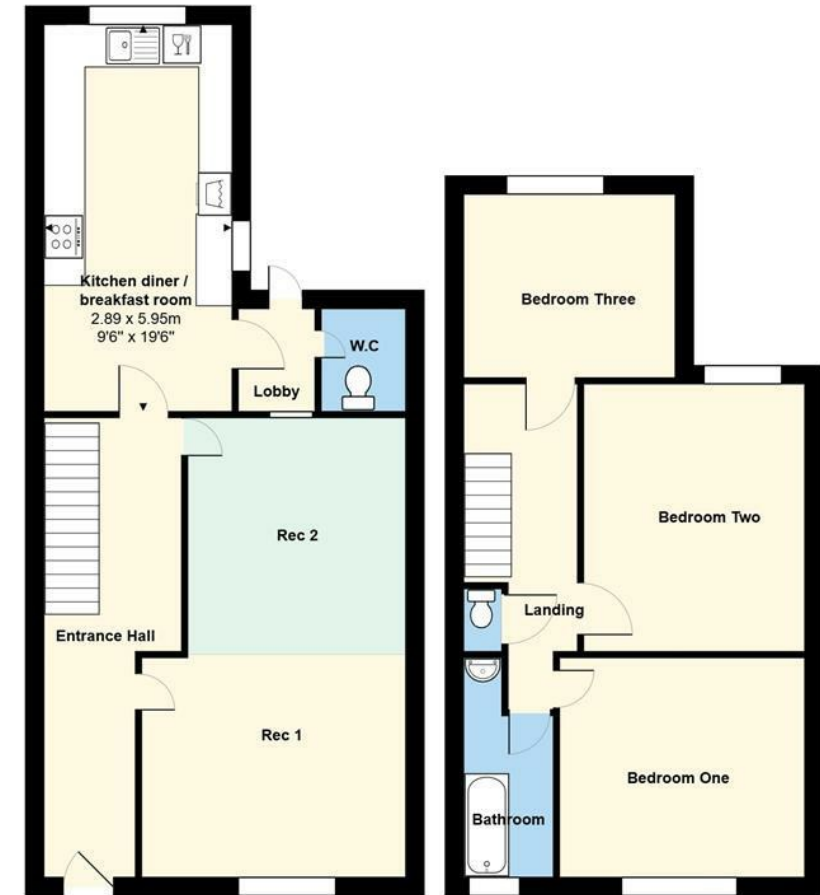
Mrs Amanda Trinder  
amanda@jeffreygross.co.uk  
Senior valuer







Pearl Street, Adamsdown, CF24 1PP



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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

Pearl Street, Splott, Cardiff