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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Cyfarthfa Street*

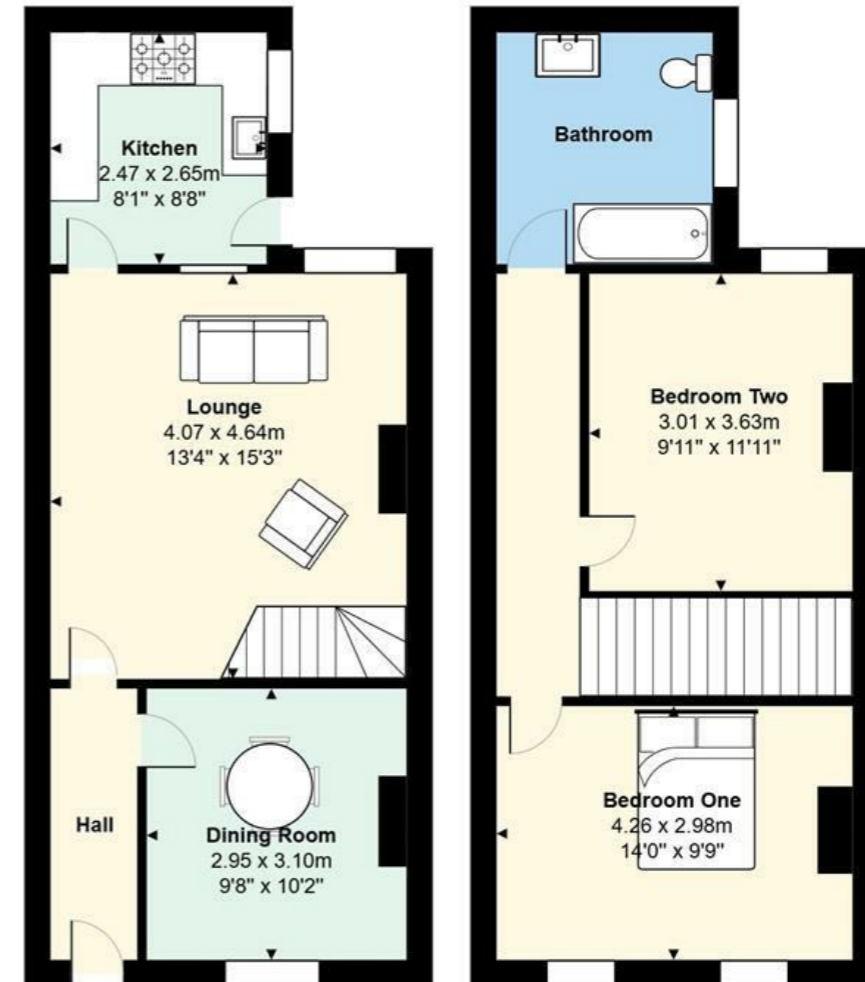
ROATH



Comments by Mrs Amanda Trinder

**Property Specialist**  
**Mrs Amanda Trinder**  
 Senior valuer  
 amanda@jeffreycross.co.uk

Cyfarthfa Street



Total Area: 77.5 m<sup>2</sup> ... 835 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*Immaculate two double bedroom cottage style home close to Cardiff City Centre.*

Comments by the Homeowner





# Cyfarthfa Street

Roath, Cardiff, CF24 3HF

Offers Over

£250,000



2 Bedroom(s)



1 Bathroom(s)



835.00 sq ft



Contact our  
*Penylan Branch*

02920 499680

\*\*\* 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.



**Entrance Hall**

**Dining Room** 9'8" x 10'2" (2.95 x 3.10 )

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

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

**Landing**

**Bedroom One** 13'11" x 9'9" (4.26m x 2.98m )

**Bedroom Two** 9'10" x 11'10" (3.01m x 3.62m )

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

**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 Edern (year 2024-25))





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

