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CARDIFF

VALE

CAERPHILLY

BRISTOL



Florence Street

SPLOTT



A very charming 2 bed home. Lots of features and handy built in storage, making this a great first time buy. Love the garden and handy loft

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

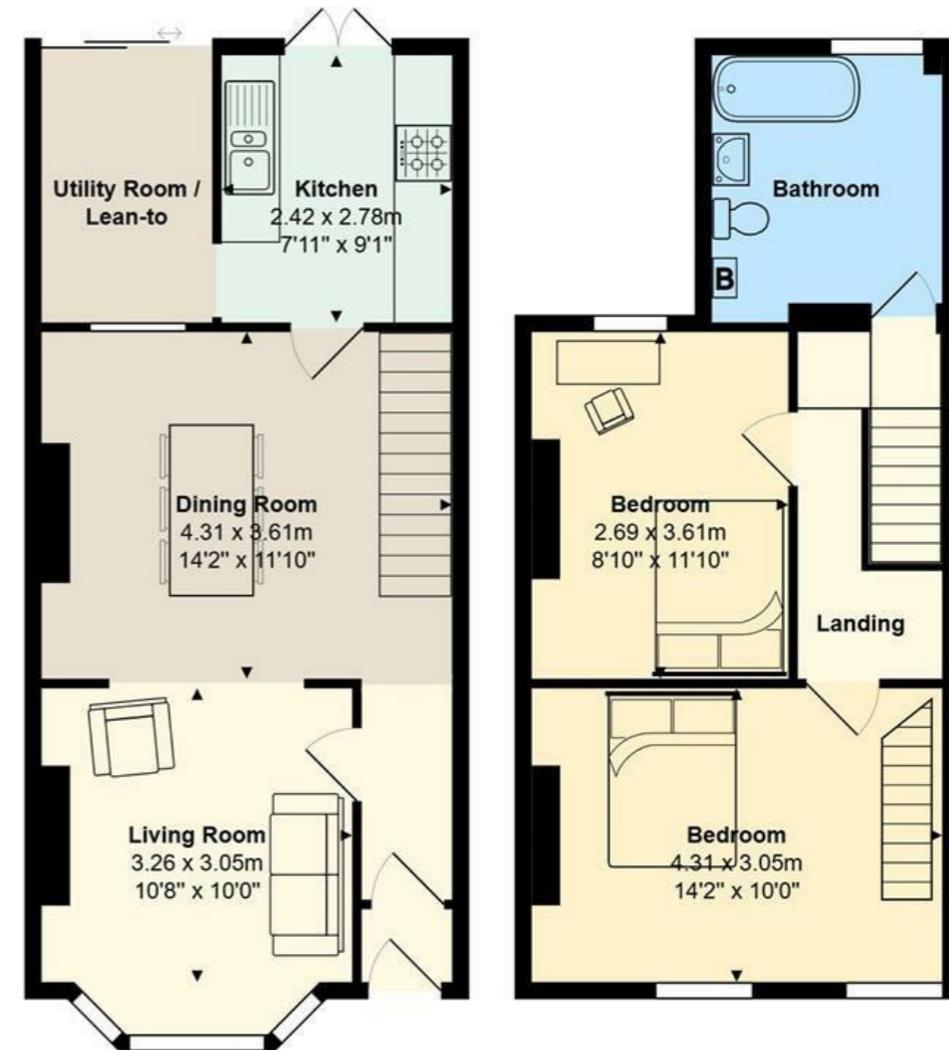
Ramzy@jeffreygross.co.uk



"We have loved living here and adding our own stamp on it"

Comments by the Homeowner

Florence Street



Total Area: 78.6 m² ... 846 ft²

All measurements are approximate and for display purposes only



Florence Street

Splott, Cardiff, CF24 2PA

Offers Over

£240,000



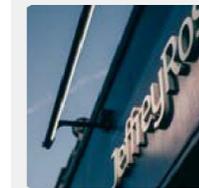
2 Bedroom(s)



1 Bathroom(s)



846.00 sq ft



Contact our
Penylan Branch

02920 499680

*** OFFERS OVER £240,000 ***

Jeffrey Ross are pleased to offer for sale this very well presented period property. Boasting a spacious and bright dining area, front lounge, lovely kitchen with lean too/ utility area to side. Upstairs offers a great size bathroom, two double bedrooms, plus easy access to the loft space offering great storage and potential to convert. There is also a good size garden which has a south West aspect, meaning lots of afternoon sun. The property has many original features such as exposed brick chimney breast and stripped wood floors, giving the house a charming cosy feeling.

Located a short walk to local shops and parks, as well a short drive to Cardiff Centre and onto the M4, this is an ideal first home.





Entrance hall

Lounge 10'8" x 10'0" (3.26m x 3.05m)

Dining area 14'1" x 11'10" (4.31m x 3.61m)

Kitchen 7'11" x 9'1" (2.42m x 2.78m)

Lean too/ utility

Landing

Bedroom 1 14'1" x 10'0" (4.31m x 3.05m)

Bedroom 2 8'9" x 11'10" (2.69m x 3.61m)

Bathroom

Loft space

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

Band - D

School catchment

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

