

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

ARABELLA STREET
ROATH





HALL

LOUNGE

2.95m x 3.12m (9'8" x 10'3")

DINING ROOM

3.33m x 3.73m (10'11" x 12'3")

KITCHEN

2.41m x 5.11m (7'11" x 16'9")

UTILITY

BATHROOM

LANDING

BEDROOM 1

4.11m x 3.12m (13'6" x 10'3")

BEDROOM 2

2.34m x 3.66m (7'8" x 12'0")

BEDROOM 3

2.41m x 3.00m (7'11" x 9'10")

SHOWER ROOM

GARDEN

TENURE

Freehold, but this is to be confirmed by your legal advisor

COUNCIL TAX

Band E

SCHOOL CATCHMENT

Roath Park Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Eder (year 2024-25)




* Subject to availability *





ARABELLA STREET

ROATH, CF24 4SZ - £305,000

 3 Bedroom(s)  2 Bathroom(s)  1032.00 sq ft

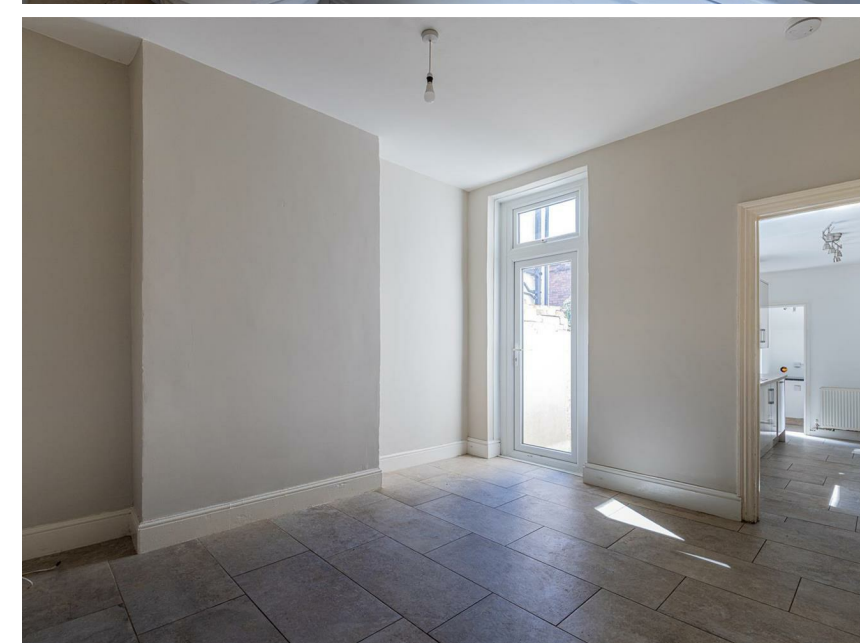
OFFERED WITH NO CHAIN.

We are happy to offer for sale this well presented 3 bedroom period property, located in the heart of Roath. Just minutes walk from Roath Park, Albany road and within popular school catchment, making this a convenient location for both professionals, and families. The property benefits from an entrance hall with original tiled floor, front lounge, dining room, modern kitchen, utility and bathroom to the ground floor. Upstairs there are three good size bedrooms and a shower room. The garden is low maintenance and west facing, so enjoys the afternoon/ evening sun.



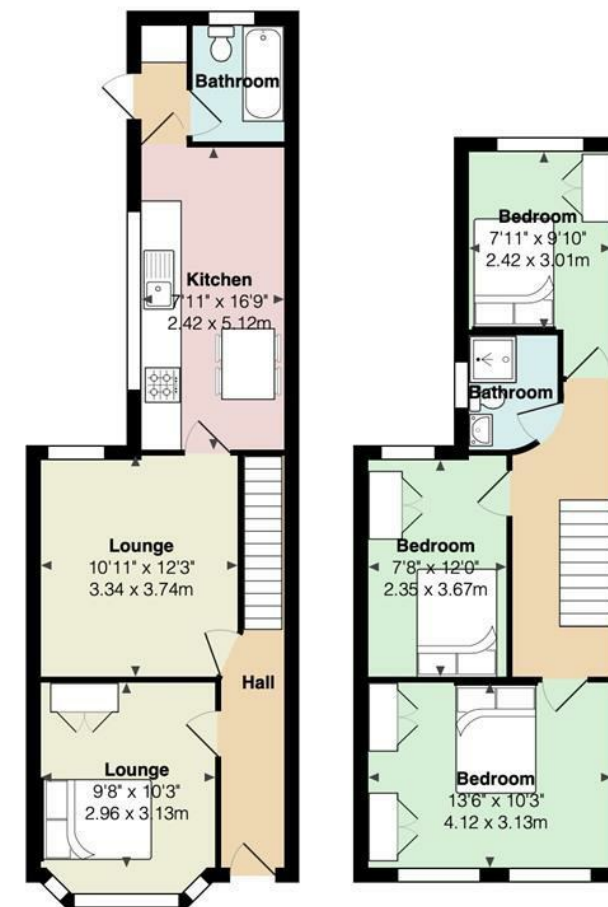
PROPERTY SPECIALIST

Mr Ramzy Bancroft
Ramzy@jeffreygross.co.uk
02920 499680
Branch manager





Arabella Street, Roath



Total Area: 946 ft² ... 87.9 m²

All measurements are approximate and for display purposes only



Arabella Street, Roath



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC