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CARDIFF

VALE

CAERPHILLY

BRISTOL



Courtenay Road

SPLOTT



Comments by Mrs Amanda Trinder

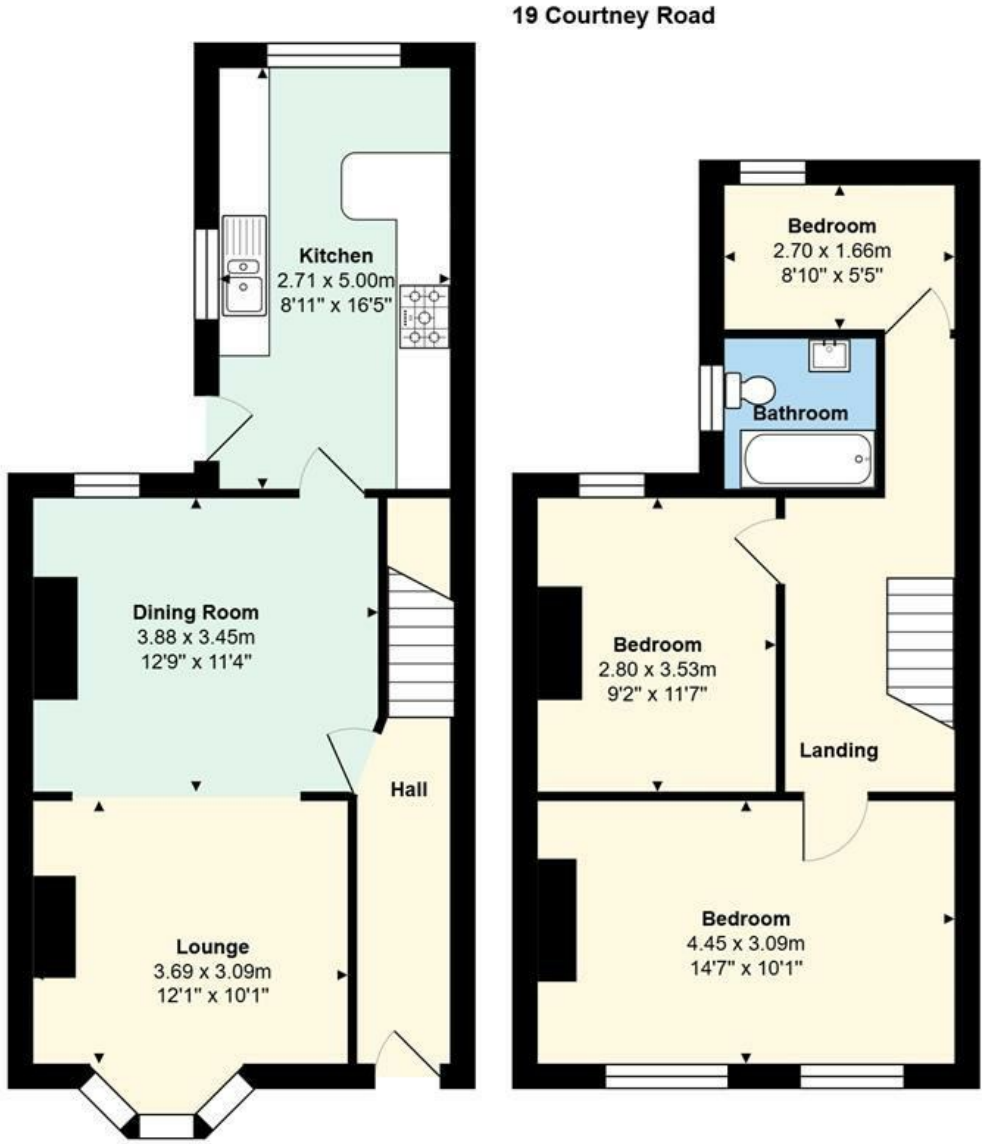


Property Specialist
Mrs Amanda Trinder
Senior valuer

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Beautifully presented three bedroom property with first floor modern bathroom.

Comments by the Homeowner



All measurements are approximate and for display purposes only



Courtenay Road

Splott, Cardiff, CF24 2JP

Offers Over

£260,000



3 Bedroom(s)



1 Bathroom(s)



989.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this beautifully presented three bedroom terraced home. The property briefly comprises of entrance hall, open plan lounge / dining room with wood burner in the lounge area and kitchen breakfast room to the ground floor, to the first floor there are three bedrooms and a modern bathroom. Outside is an enclosed sunny rear garden with rear access. Situated with close proximity to local shops, parks and amenities as well as Cardiff City Centre.



Entrance Hall	Council Tax
Lounge 10'5" m x 7'4" (3.2 m x 2.26m)	Band D
Dining Room 12'9" x 11'3" (3.89m x 3.45m)	School Catchment
Kitchen 16'4" m 8'11" (5 m 2.72m)	Stacey Primary School (year 2024-25) Willows High School (year 2024-25)
Landing	Ysgol Glan Morfa (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Bedroom One 14'7" x 10'5" (4.45m x 3.2m)	
Bedroom Two 11'6" x 9'2" (3.53m x 2.8m)	
Bedroom Three 8'11" x 5'4" (2.72m x 1.65m)	
Bathroom	
Garden	
Tenure	
Freehold - This is to be confirmed with your legal representative	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

