

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

LETTY STREET
CATHAYS





ENTRANCE HALL

BEDROOM ONE (GROUND FLOOR FRONT)
3.70m x 3.10m (12'1" x 10'2")

COMMUNAL RECEPTION
4.75m x 3.53m (15'7" x 11'6")

KITCHEN
2.61m x 3.44m (8'6" x 11'3")

BATHROOM
1.77m x 2.31m (5'9" x 7'6")

W.C
0.78m x 2.03m (2'6" x 6'7")

BEDROOM TWO (FIRST FLOOR FRONT)
4.03m x 3.22m (13'2" x 10'6")

BEDROOM THREE (FIRST FLOOR REAR)
3.07m x 3.46m (10'0" x 11'4")

TENURE
Freehold - This is to be confirmed with your legal representative.

COUNCIL TAX
Band D





LETTY STREET

CATHAYS, CF24 4EL - £290,000

 3 Bedroom(s)  1 Bathroom(s)  828.00 sq ft

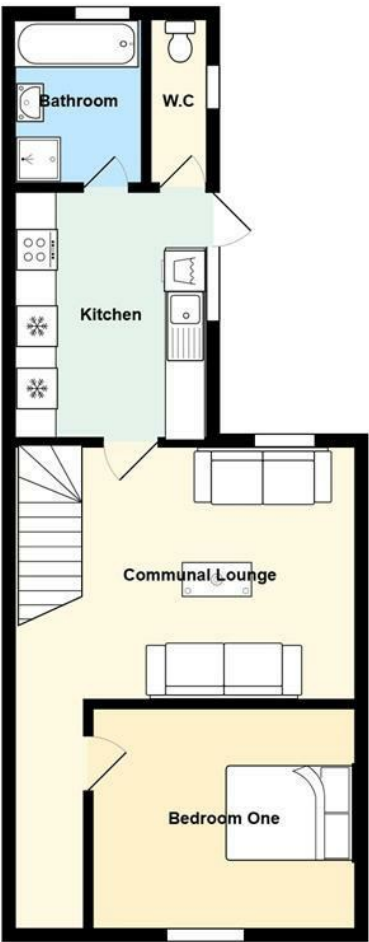
This three bedroom terraced house is set in the heart of Cathays and for sale with tenants in situ from 2024-2025 at £550.00 per person per month. Briefly comprising of entrance hall, ground floor bedroom, communal lounge, kitchen, ground floor bedroom and separate W.C. to the first floor there are an additional two double bedrooms. Outside there is an enclosed rear garden.

Situated in the heart of Cathays with close proximity to local shops, parks and Universities.

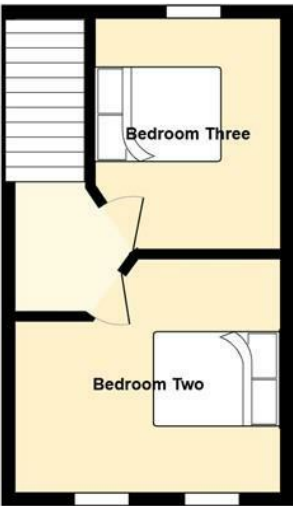


PROPERTY SPECIALIST
Mrs Amanda Trinder
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Senior valuer





37, Letty Street, Cathays, CF24 4EL



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		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC