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CARDIFF

VALE

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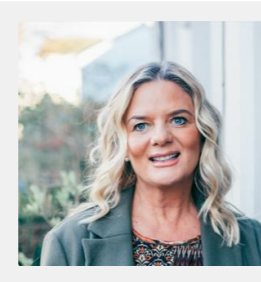
BRISTOL





Beautifully presented two double bedroom period terrace home in prime location

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

amanda@jeffreycross.co.uk

Cyfarthfa Street



Total Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>

All measurements are approximate and for display purposes only

I have really loved living in my house. It's so quiet, warm and welcoming . I hope it goes to someone who really appreciates the original features and the cosy spaces that I have created and will look after it as I have. The location is fantastic and you will really enjoy the short walk to the city centre and local parks.

Comments by the Homeowner





# Cyfarthfa Street

Roath, Cardiff, CF24 3HE

Offers Over

£270,000



2 Bedroom(s)



1 Bathroom(s)



819.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Nestled in the charming area of Roath, Cardiff, this immaculate two double bedroom terraced house on Cyfarthfa Street offers a delightful blend of period features and modern living. Spanning an impressive 819 square feet, the property boasts two reception rooms on the ground floor, perfect for entertaining guests or enjoying quiet evenings at home and a modern kitchen with style and charm

The well-appointed utility space and convenient ground floor W.C. add to the practicality of this lovely home. Ascend to the first floor, where you will find a beautifully designed bathroom featuring a luxurious roll-top bath and a separate shower, providing a serene space for relaxation.

The exterior of the property is equally appealing, with an enclosed rear garden that features a charming patio area and mature shrubs, creating a tranquil outdoor retreat. This space is ideal for al fresco dining or simply unwinding in the fresh air.

With its original features and thoughtful layout, this period house is a rare find in the heart of Roath. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this delightful house your new home with close proximity to local shops, parks and amenities as well as Cardiff City Centre

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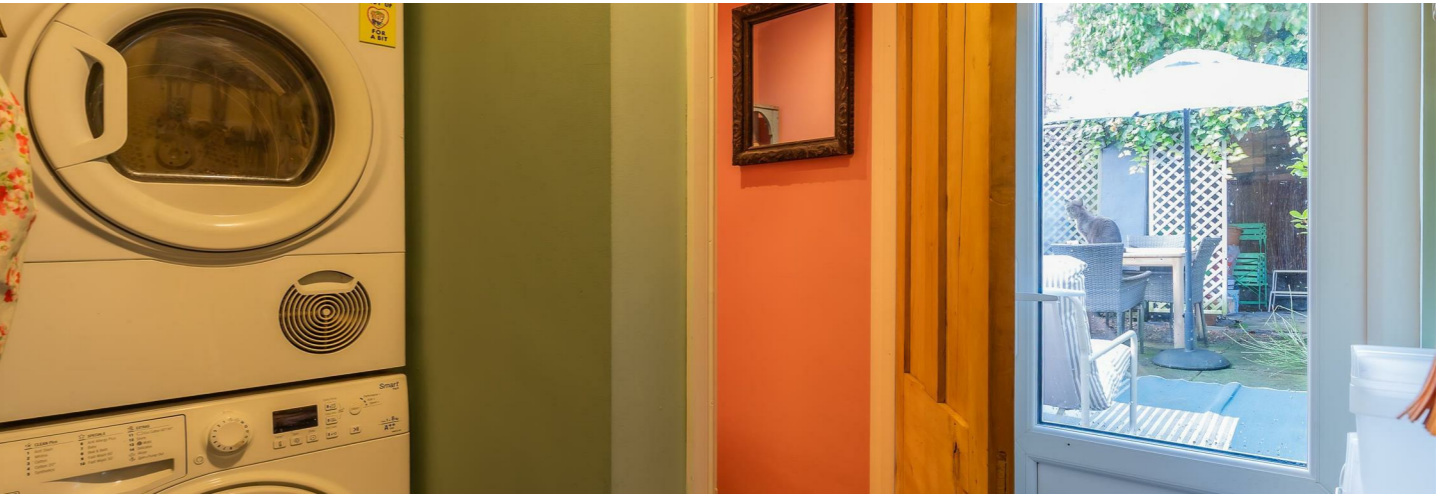
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Entrance Hall	Council Tax
Lounge 9'11 x 10'06 (3.02m x 3.20m)	Band D
Sitting Room / Dining Room 13'0 x 13'2 (3.96m x 4.01m )	School Catchment
kitchen 7'10 x 9'2 (2.39m x 2.79m)	Albany Primary School (year 2024-25) Cathays High School (year 2024-25)
Lobby / Utility Room	Ysgol Y Berllan Deg (year 2024-25 Ysgol Gyfun Gymraeg Bro Edern (year 2024-25))
Landing	
Bedroom One 13'0 x 10'6 (3.96m x 3.20m )	
Bedroom Two 9'11 x 10'03 (3.02m x 3.12m)	
Bathroom 7'10 x 9'2 (2.39m x 2.79m)	
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		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

