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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Catherine Street*

CATHAYS



*A lovely 2 bed ground floor maisonette, just outside Cardiff city centre.*

Comments by Mr Ramzy Bancroft

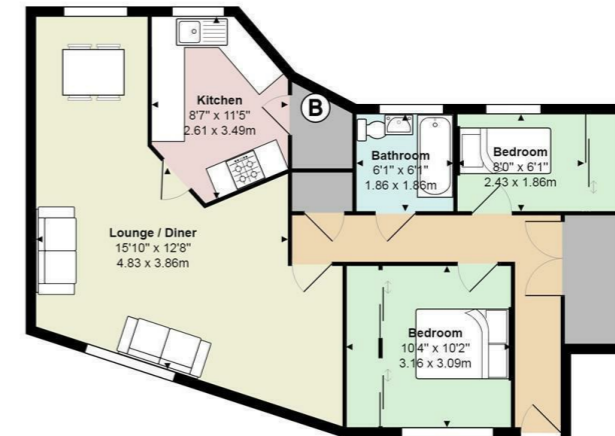


**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



### Catherine Street, Cathays



Total Area: 736 ft<sup>2</sup> ... 68.3 m<sup>2</sup>

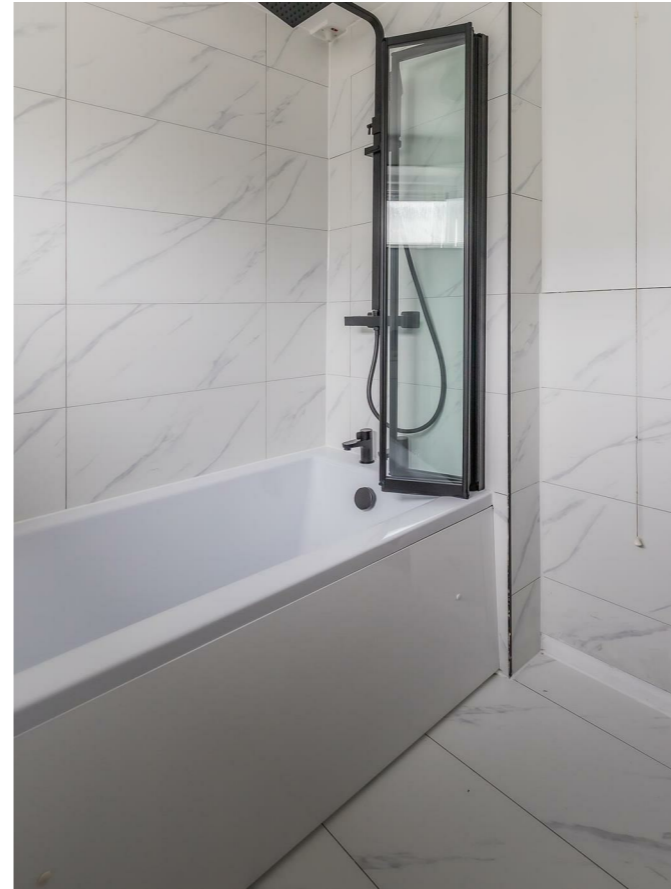
All measurements are approximate and for display purposes only

Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Catherine Street

*Cathays, Cardiff, CF24 4EF*

Asking Price

**£150,000**



2 Bedroom(s)



1 Bathroom(s)



568.00 sq ft



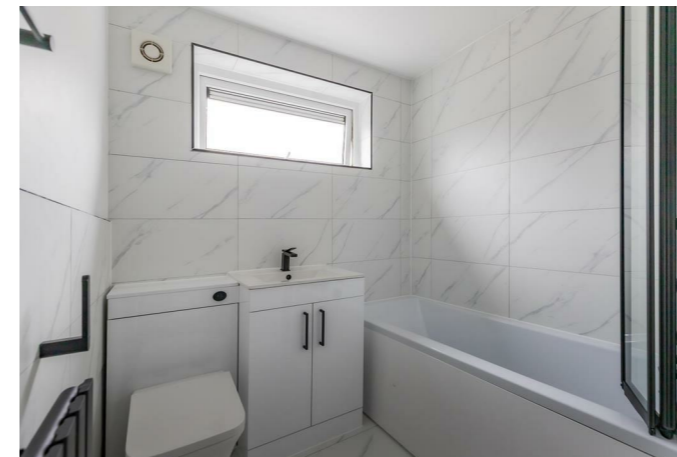
Contact our  
**Penylan Branch**

02920 499680

Nestled in the vibrant area of Cathays, Cardiff, this charming lower maisonette on Catherine Street offers a delightful living experience. With two bedrooms, this property is perfect for young professionals, couples, as a comfortable home or buy to let investment close to the city centre.

Upon entering, you will appreciate the convenience of your own private entrance, providing a sense of independence and privacy. The spacious reception room serves as a welcoming area for relaxation and entertaining, while the built-in cupboards and storage solutions ensure that your living space remains tidy and organised. The maisonette boasts a well-appointed refurbished contemporary bathroom & fitted kitchen. The property has been recently re-decorated throughout, with new carpets fitted. There is also a lockable outside storage shed.

One of the standout features of this home is its fantastic location. Just a short walk from Cardiff city centre, you will have easy access to a plethora of shops, restaurants, and cultural attractions. Whether you are commuting for work or enjoying a leisurely day out, the convenience of this location cannot be overstated. Offered with NO ONWARD CHAIN.



Entrance & storage shed

Hall

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Tenure

We have been informed the lease is 125 years from 18 November 1983

Council tax

Band - C

Service charge & Ground rent

We have been informed that the ground rent is £10 per year, and the service charge is tbc

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