

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

STRATHNAIRN STREET
ROATH





ENTRANCE HALLWAY

LOUNGE

3.12m x 3.78m (10'3" x 12'5")

DINING ROOM

4.14m x 3.86m (13'7" x 12'8")

KITCHEN

2.46m x 3.25m (8'1" x 10'8")

UTILITY ROOM

BATHROOM

1.96m x 2.77m (6'5" x 9'1")

LANDING

BEDROOM ONE

4.17m x 2.90m (13'8" x 9'6")

BEDROOM TWO

3.15m x 3.51m (10'4" x 11'6")

BEDROOM THREE

2.49m x 4.83m (8'2" x 15'10")

W.C

GARDEN

TENURE

Freehold- To be confirmed by your legal advisor

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Albany Primary School
Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





STRATHNAIRN STREET

ROATH, CF24 3JQ - £250,000



3 Bedroom(s)



1 Bathroom(s)



977.00 sq ft

*** Offers over £250,000 *** Jeffrey Ross are pleased to bring to the market this delightful three double bedroom period home. The property comprises of entrance hall, lounge with wood burner, dining room, modern kitchen, utility room and shower room to the ground floor and to the first floor there are three double bedrooms as well as a first floor modern W.C. Outside there is an enclosed rear garden with mature shrubs and patio area. Situated in the heart of Roath with short walking distance to local shops, parks, amenities as well as Cardiff city centre.



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer



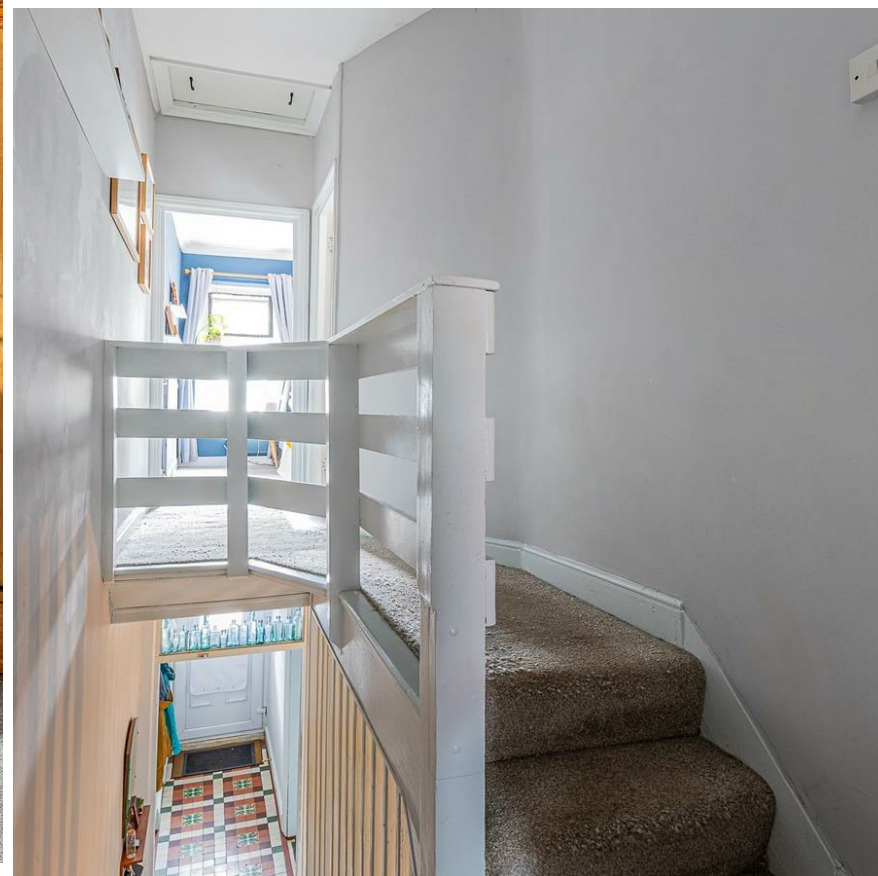


Strathnairn Street, Roath, Cardiff



Total Area: 996 ft² ... 92.6 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	