



**P**  
Dellaid  
trwydded  
preswyl  
yn unig  
8 am - 10 pm  
Resident  
permit  
holders  
only  
8 am - 10 pm

*Robert Street*

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF VALE CAERPHILLY BRISTOL



*A good size property in a great location. An ideal first home with lots on your "doorstep".*

Comments by Mr Ramzy Bancroft

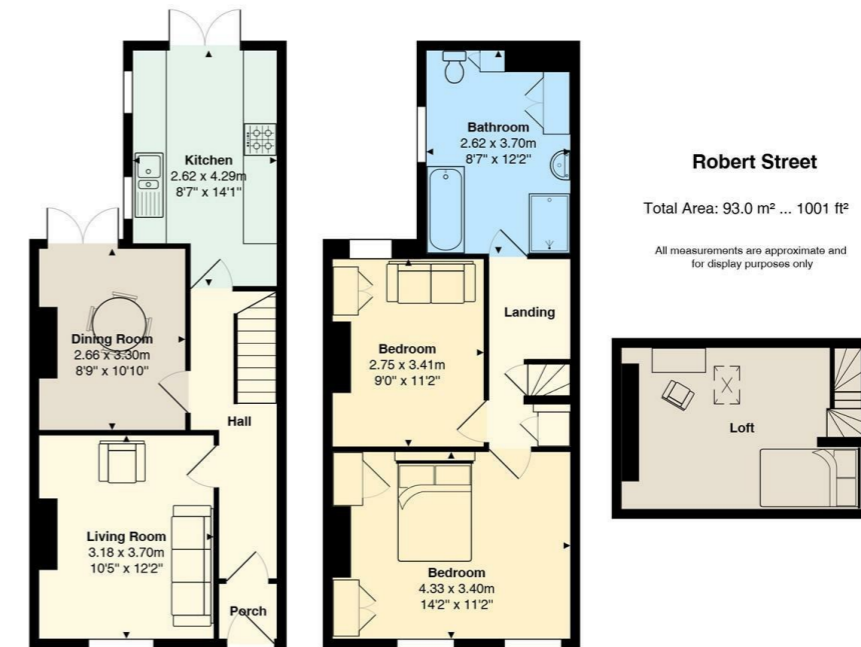


**Property Specialist**  
**Mr Ramzy Bancroft**  
 Branch manager

Ramzy@jeffreycross.co.uk



Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Robert Street

Cathays, Cardiff, CF24 4PB

Asking Price

£270,000



2 Bedroom(s)



1 Bathroom(s)



1033.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

JEFFREY ROSS are pleased to offer for sale this very well presented and deceptively spacious property for sale. This house offers an entrance hall, two good size reception rooms, modern kitchen, two bedrooms and first floor bathroom. The property further benefits from a handy loft room and lovely landscaped garden with a sunny aspect. Located in Cathays, tucked away from the hustle and bustle, yet a very short walk from a selection of high streets & parks, as well as Cardiff centre and Cardiff University, making this an ideal first home for professionals.



Hall

Council tax

Band - E

Lounge

Dining room

Kitchen

Landing

Front bedroom

Back bedroom

Bathroom

Loft room

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)



CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)