



www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Arabella Street

ROATH



Immaculate three bedroom period home with first floor bathroom with modern kitchen and bathroom.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
 Senior valuer
 amanda@jeffreycross.co.uk

Arabella Street

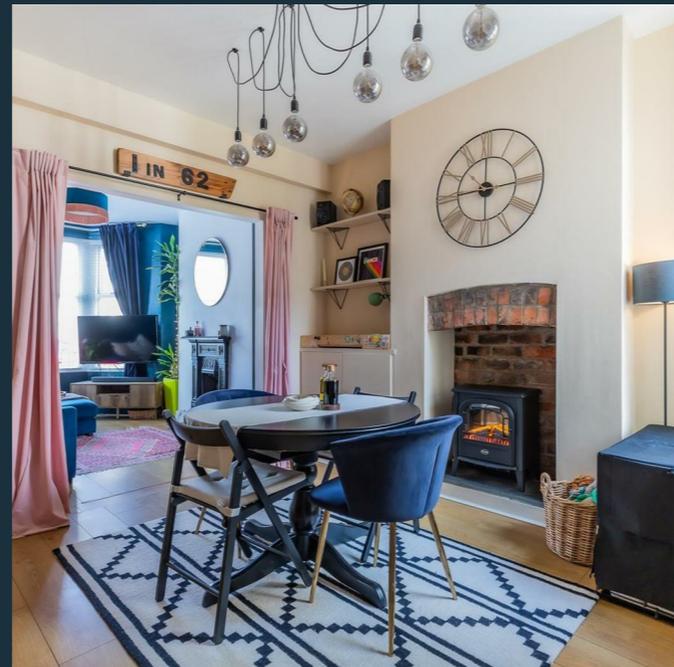


Total Area: 83.3 m² ... 896 ft²

All measurements are approximate and for display purposes only

This house has been the perfect first home to truly make our own, and it has held so many special memories for us. Opening up the downstairs created a warm, sociable space where we've hosted countless dinner parties, filled with friends, good food and lots of laughter. We've loved strolling to the local shops and restaurants, and watching our puppy discover the joy of daily walks around Roath Gardens and Roath Lake — moments we'll always treasure.

Comments by the Homeowner





Arabella Street

Roath, Cardiff, CF24 4TB

Offers Over

£310,000



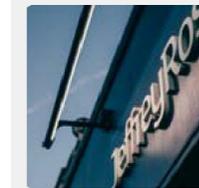
3 Bedroom(s)



1 Bathroom(s)



896.00 sq ft



Contact our
Penylan Branch

02920 499680

*** Offers over £310,000 *** Jeffrey Ross are pleased to bring to the market this beautifully presented three bedroom bay fronted period home in heart of Roath. The property benefits from entrance hall with original tiled floor, open plan lounge / dining room, kitchen / breakfast room, three bedrooms and a modern first floor bathroom. Outside there is an enclosed rear garden with patio and boarder for shrubs.

Situated in a prime position with easy access to local shops, parks, amenities as well as Cardiff City Centre.



Entrance Hall

Lounge 10'4 x 12'4 (3.15m x 3.76m)

Dining Room 11'1 x 11'6 (3.38m x 3.51m)

Kitchen / Breakfast Room 8'9 x 14'5 (2.67m x 4.39m)

Landing

Bedroom One 13'10 x 12'4 (4.22m x 3.76m)

Bedroom Two 8'4 x 11'6 (2.54m x 3.51m)

Bedroom Three / Study 9'1 x 5'9 (2.77m x 1.75m)

Bathroom

Garden

Tenure

Freehold, to be confirmed by your solicitor

Council Tax

Band E

School Catchment

Roath Park Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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	

