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## CARDIFF

V A L E

## CAERPHILLY

## BRISTOL

# Florence Street

# S P L O T T



*A very charming 2 bed home. Lots of features and handy built in storage, making this a great first time buy. Love the garden and handy loft*

Comments by Mr Ramzy Bancroft



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

Ramzy@jeffreyross.co.uk



*"We have loved living here and adding our own stamp on it"*

Comments by the Homeowner





Entrance hall

Lounge 10'8" x 10'0" (3.26m x 3.05m)

Dining area 14'1" x 11'10" (4.31m x 3.61m)

Kitchen 7'11" x 9'1" (2.42m x 2.78m)

Lean too/ utility

Landing

Bedroom 1 14'1" x 10'0" (4.31m x 3.05m)

Bedroom 2 8'9" x 11'10" (2.69m x 3.61m)

Bathroom

Loft space

Garden

Tenure

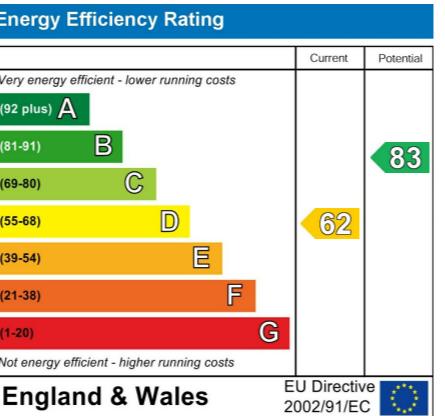
Freehold, but this is to be confirmed by your solicitor

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L



# Florence Street

Splott, Cardiff, CF24 2PA

Offers Over

£240,000



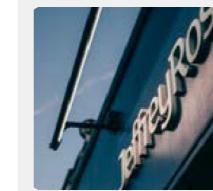
2 Bedroom(s)



1 Bathroom(s)



846.00 sq ft

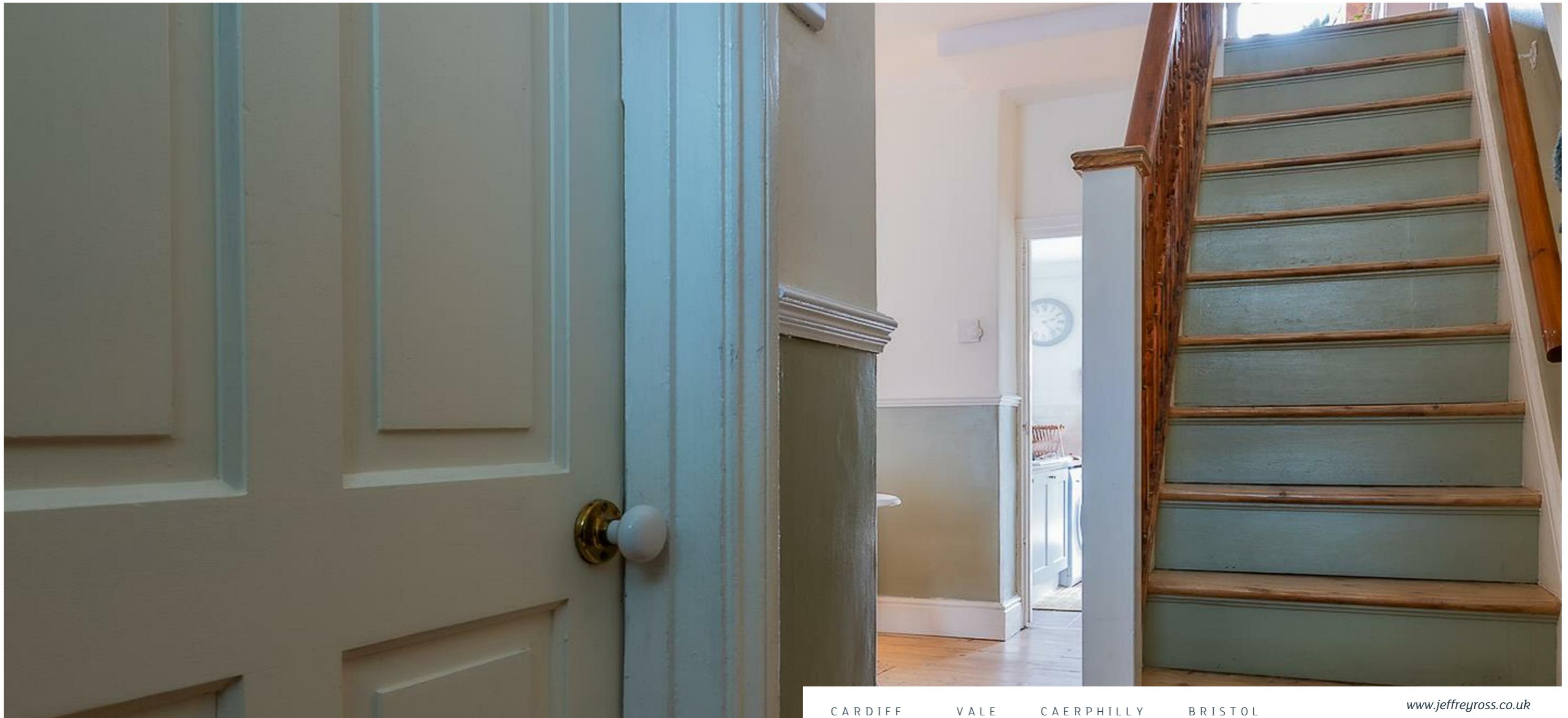


Contact our  
**Penylan Branch**

02920 499680

\* OFFERS OVER £240,000 \*

Jeffrey Ross are pleased to offer for sale this very well presented period property. Boasting a spacious and bright dining area, front lounge, lovely kitchen with lean too/ utility area to side. Upstairs offers a great size bathroom, two double bedrooms, plus easy access to the loft space offering great storage and potential to convert. There is also a good size garden which has a south West aspect, meaning lots of afternoon sun. The property has many original features such as exposed brick chimney breast and stripped wood floors, giving the house a charming cosy feeling. Located a short walk to local shops and parks, as well a short drive to Cardiff Centre and onto the M4, this is an ideal first home.



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VALE

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