

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LISVANE STREET
CATHAYS



HALL

FRONT ROOM/ BEDROOM
3.30m x 4.06m (10'10 x 13'4)

LIVING ROOM
3.56m x 3.48m (11'8 x 11'5)

KITCHEN DINER
5.84m x 7.11m (19'2 x 23'4)

LANDING

FRONT BEDROOM
4.34m x 4.09m (14'3" x 13'5")

MIDDLE BEDROOM
2.69m x 3.51m (8'10" x 11'6")

BATHROOM
1.85m x 1.93m (6'1" x 6'4")

REAR BEDROOM
2.97m x 3.76m (9'9" x 12'4")

GARDEN
Enclosed garden with rear lane access. A sunny aspect

TENURE
Freehold, but this is to be confirmed by your solicitor

ADDITIONAL INFO
Previously used as a HMO but the licence has recently expired.

COUNCIL TAX
Band E

SCHOOL CATCHMENT
Gladstone Primary School (year 2024-25)
Cathays High School (year 2024-25)

Ysgol Mynydd Bychan (year 2024-25)
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)




*this is subject to change and availability





LISVANE STREET

CATHAYS, CF24 4LH - £285,000

 3 Bedroom(s)  1 Bathroom(s)  1059.00 sq ft

A very attractive three bedroom period house available for sale. This charming property is well presented but offers bags of potential. Briefly comprising : to the ground floor an entrance hall with original tiled floors, front lounge, sitting room, and great size kitchen diner. Upstairs there are 3 double bedrooms and shower room. The garden has a South Westly aspect and benefits from lane access. The property would make a great first time / small family home, and is located a short walk from local shops and parks, as well as just outside Cardiff Centre.
Offered with NO ONWARD CHAIN



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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02920 499680
Branch manager





Lisvane Street, Cathays, Cardiff



Lisvane St, Cathays, CRF

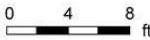
Main Building: Total Interior Area 1059.34 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	89
(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 