

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CYFARTHFA STREET
ROATH



ENTRANCE HALL

DINING ROOM
2.95 x 3.10 (9'8" x 10'2")

LOUNGE
4.64m x 4.06m (15'2" x 13'3")

KITCHEN
2.46m x 2.65m (8'0" x 8'8")

LANDING

BEDROOM ONE
4.26m x 2.98m (13'11" x 9'9")

BEDROOM TWO
3.01m x 3.62m (9'10" x 11'10")

BATHROOM
2.41m x 2.92m (7'10" x 9'6")

GARDEN

TENURE
Freehold - This is to be confirmed by your legal advisors

COUNCIL TAX
Band D

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

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





CYFARTHFA STREET

ROATH, CF24 3HF - £250,000

 2 Bedroom(s)  1 Bathroom(s)  835.00 sq ft

*** Offers Over £250,000 *** Jeffrey Ross are pleased to bring to the market this immaculate cottage style two double bedroom home. The property benefits from entrance hall, dining room, cosy lounge, modern kitchen with access to the garden, two double bedrooms and a modern first floor bathroom. Outside there is an enclosed rear garden with deck and shrub area.

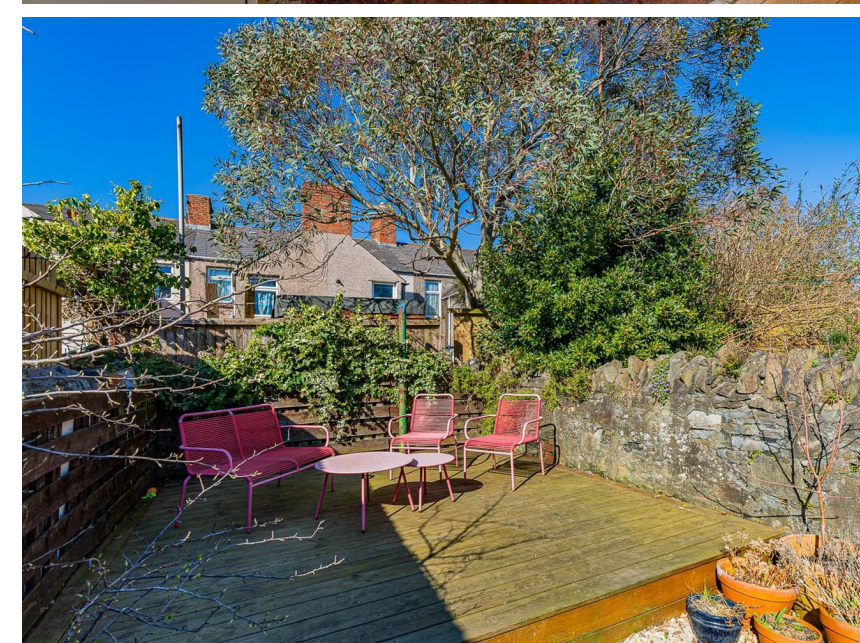
Situated within a short walk to local shops, parks amenities as well as Cardiff City Centre.

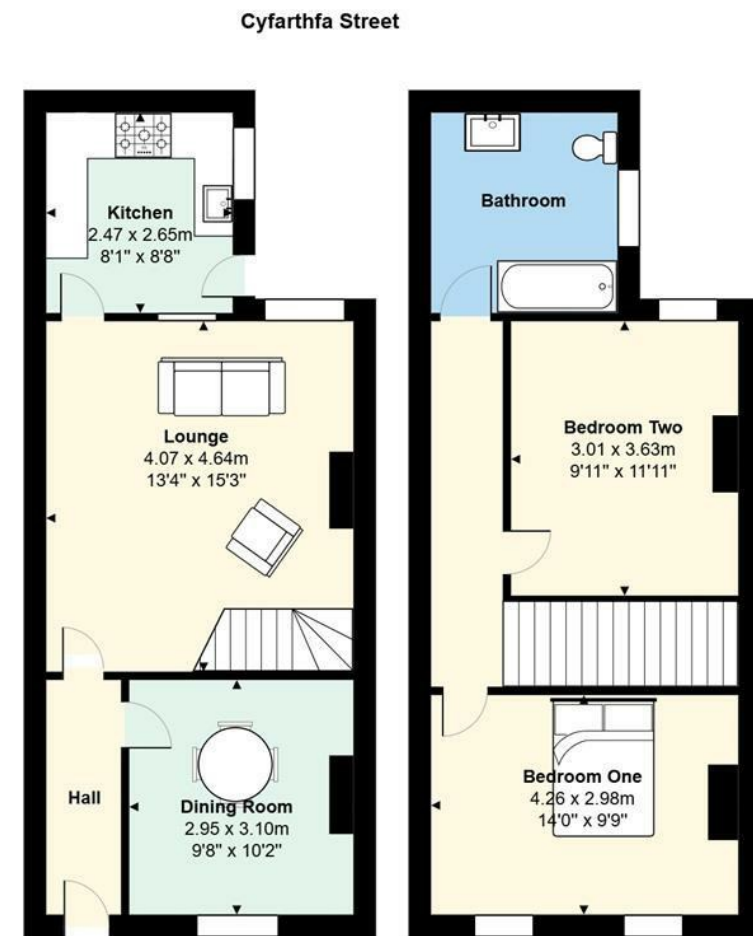
Open House Sat 29th March.



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Total Area: 77.5 m² ... 835 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC