

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

B E R T R A M S T R E E T
R O A T H



**HALLWAY**

LIVING ROOM
3.94m x 3.12m (12'11" x 10'3")

DINING ROOM
3.33m x 3.38m (10'11" x 11'1")

KITCHEN
2.51m x 4.09m (8'3" x 13'5")

BEDROOM ONE
5.00m x 3.20m (16'5" x 10'6")

BEDROOM TWO
2.84m x 4.04m (9'4" x 13'3")

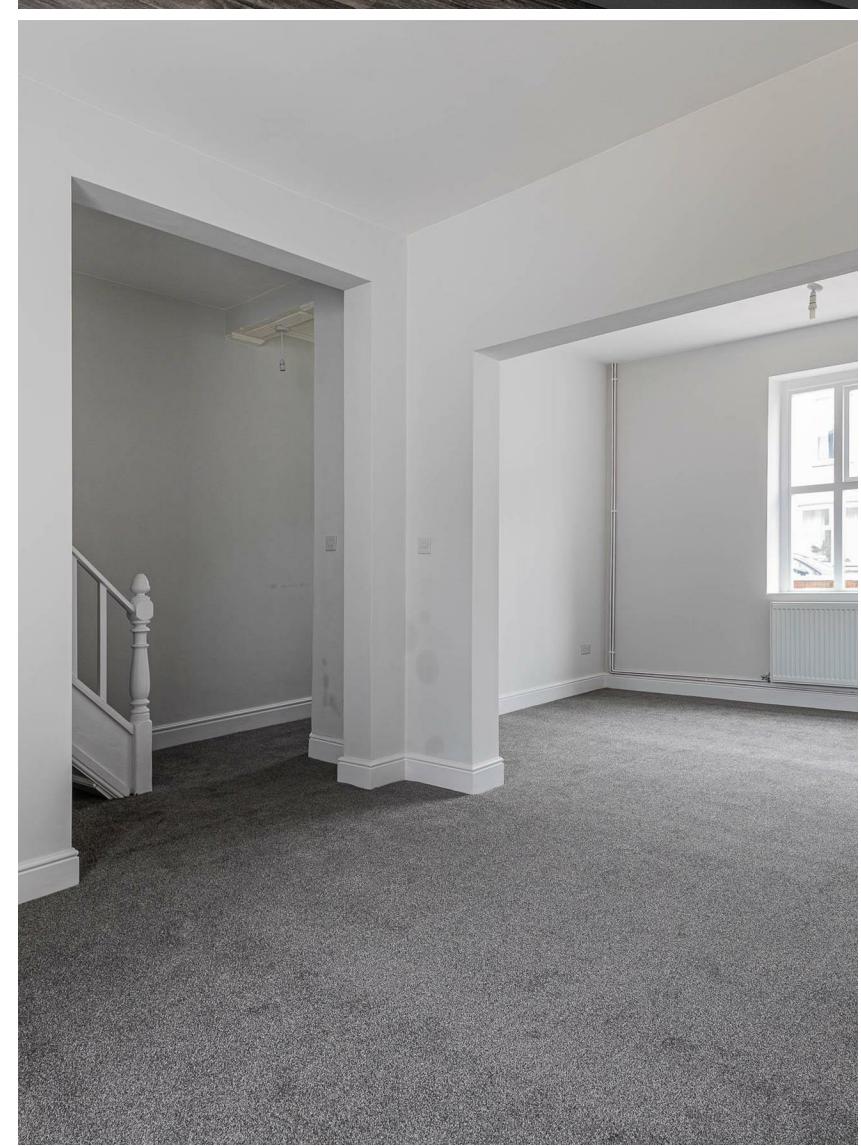
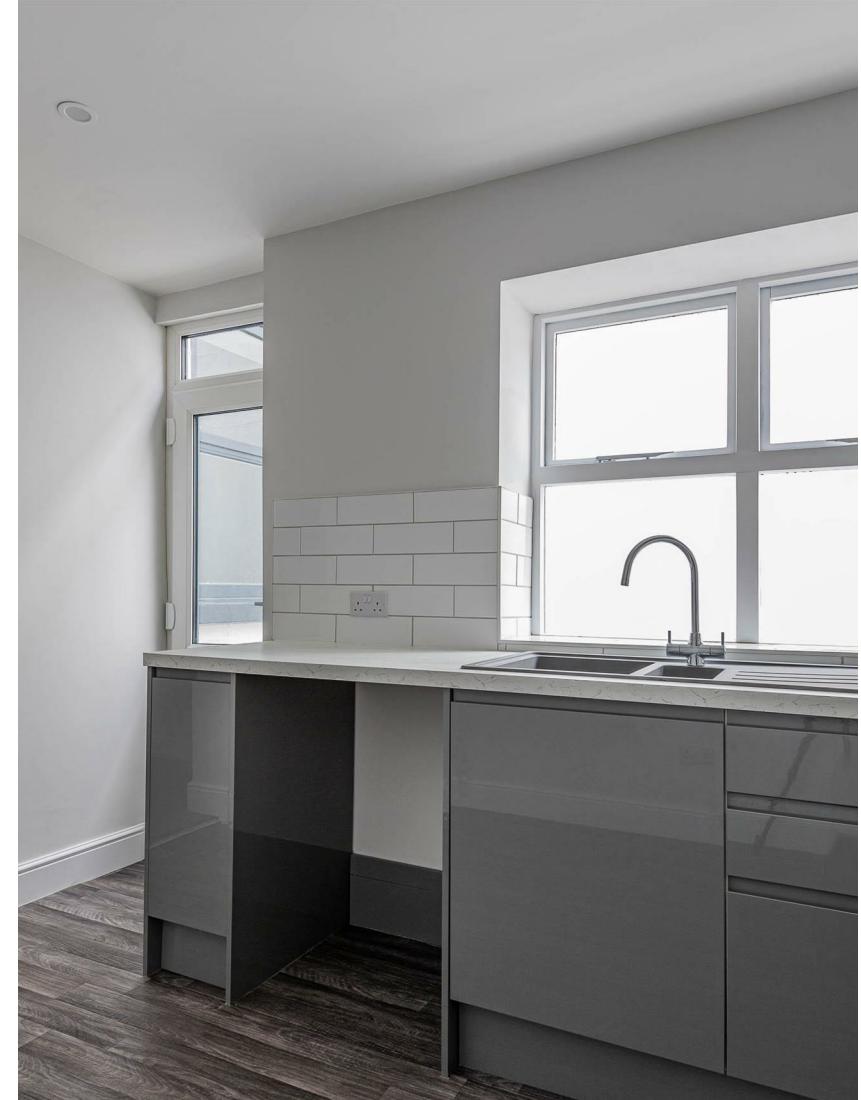
BEDROOM THREE
3.35m x 1.73m (11' x 5'8")

BATHROOM
3.35m x 1.57m (11' x 5'2")

COUNCIL TAX
Band D

GARDEN

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



BERTRAM STREET

ROATH, CF24 1NX - £250,000



3

Bedroom(s)



1

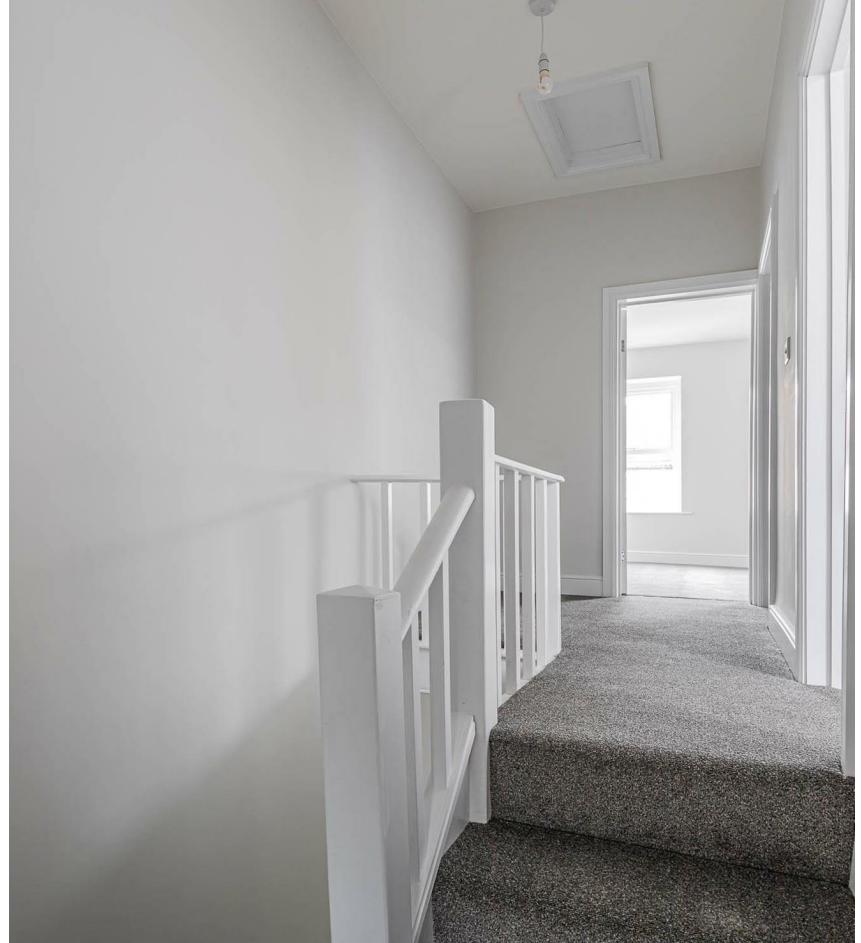
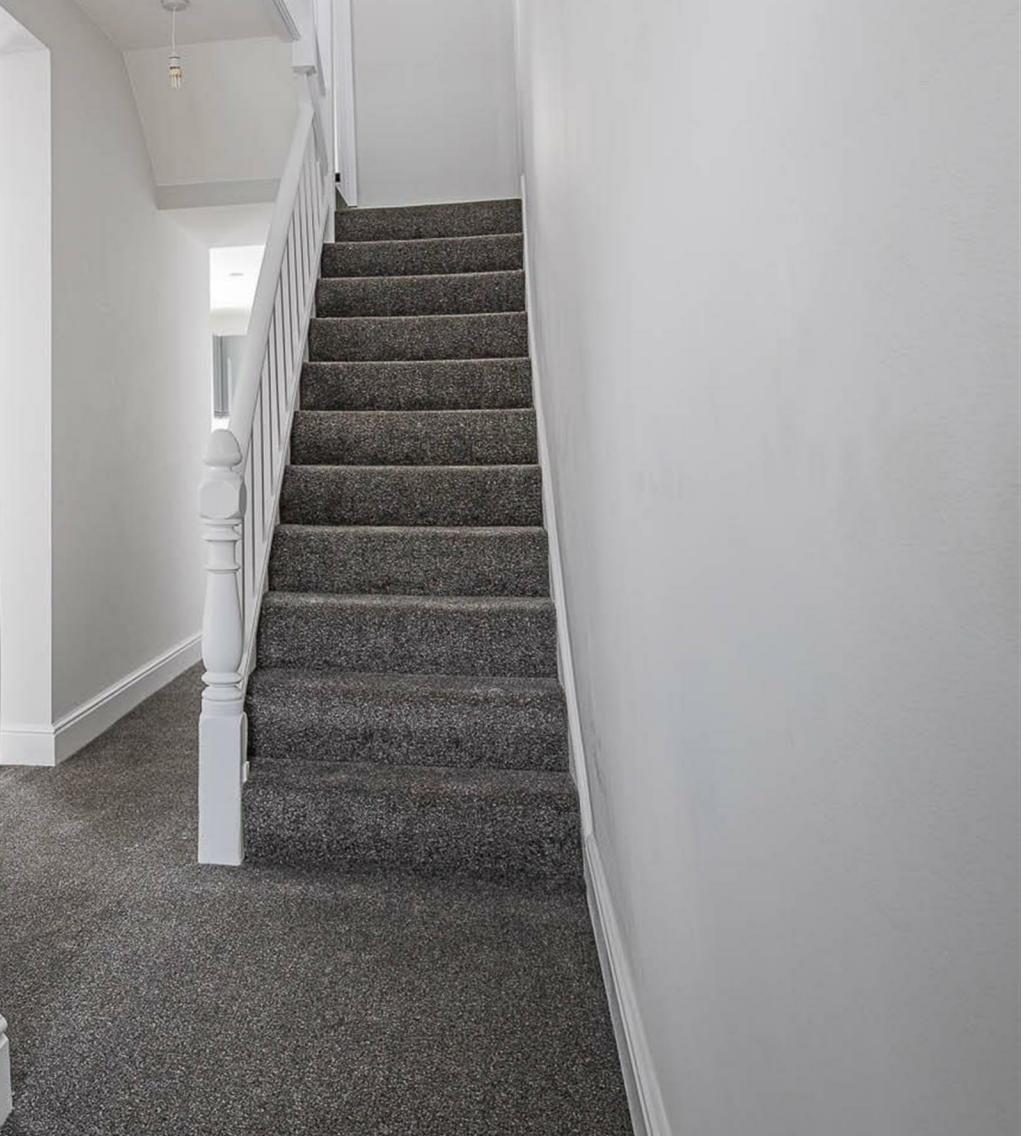
Bathroom(s)



972.00

sq ft

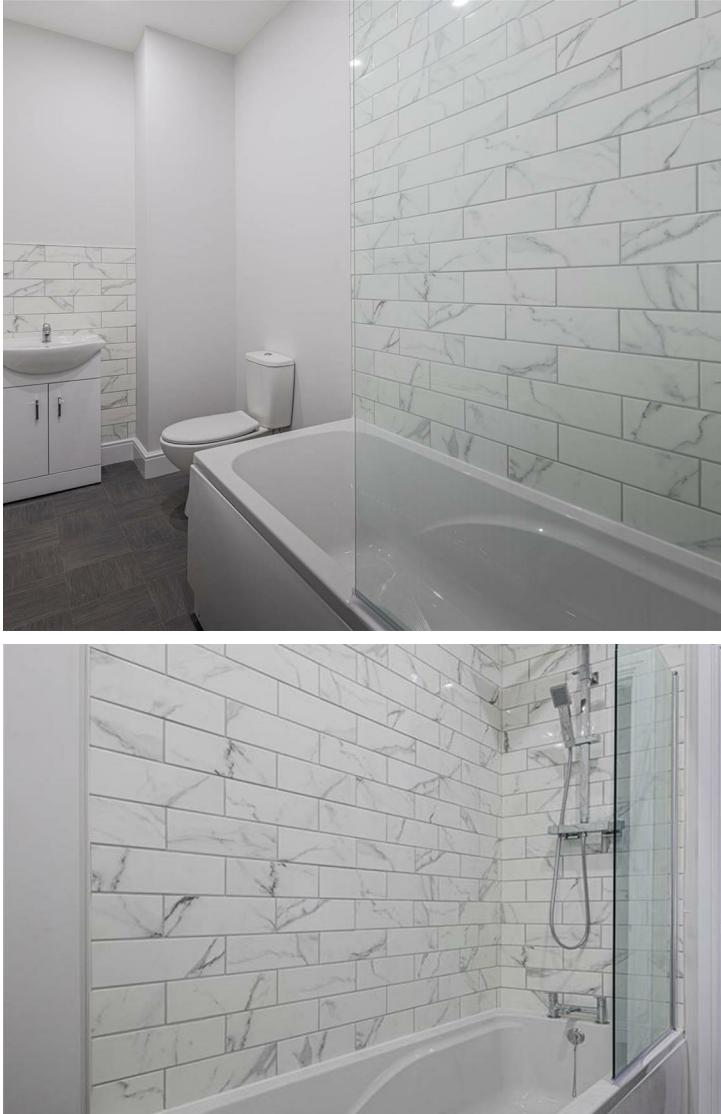
A recently refurbished three bedroom home for sale. The property has undergone a renovation with a fresh coat of paint and carpets throughout, along with a new kitchen, and bathroom. Briefly comprising an entrance hall, through lounge diner, modern kitchen, three bedrooms, and contemporary bathroom. Outside there is a low maintenance rear garden. Located just off Newport Road, within walking distance to local shops and Cardiff centre, as well as easy access onto the M4. Offered to market with NO ONWARD CHAIN.



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





Bertram St, Adamsdown, CRF

Main Building: Total Interior Area 972.04 sq ft



0 3 6 ft

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.



iGUIDE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bertram Street, Roath, Cardiff