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CARDIFF

VALE

CAERPHILLY

BRISTOL



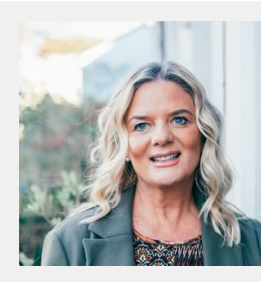
Arabella Street

ROATH



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

Comments by Mrs Amanda Trinder



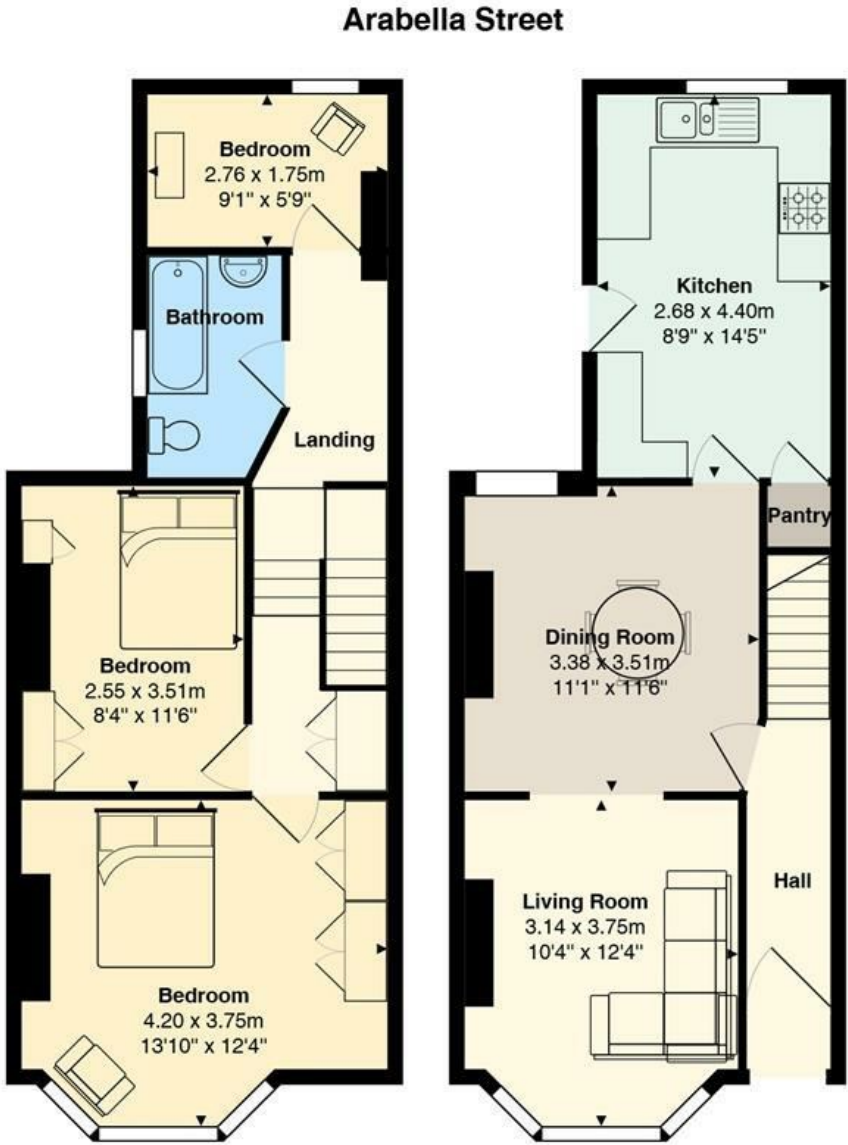
Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreycross.co.uk



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



Total Area: 83.3 m² ... 896 ft²

All measurements are approximate and for display purposes only



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	Landing
Council Tax Band E	Bedroom One 13'10 x 12'4 (4.22m x 3.76m)
School Catchment Roath Park Primary School Cardiff High School Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern *subject to change & availability	Bedroom Three / Study 9'1 x 5'9 (2.77m x 1.75m) Tenure Freehold, to be confirmed by your solicitor
Lounge 10'4 x 12'4 (3.15m x 3.76m)	
Kitchen / Breakfast Room 8'9 x 14'5 (2.67m x 4.39m)	
Bathroom	
Bedroom Two 8'4 x 11'6 (2.54m x 3.51m)	
Dining Room 11'1 x 11'6 (3.38m x 3.51m)	
Garden	





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	

