

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



STRATHNAIRN STREET  
ROATH





**ENTRANCE HALL**

**LOUNGE**  
3.58m x 4.09m (11'9" x 13'5")

**DINING / SITTING**  
3.02m x 3.63m (9'11" x 11'11")

**KITCHEN / BREAKFAST ROOM**  
3.05m;0.30m x 4.45m (10;1" x 14'7")

**UTILITY ROOM**

**GROUND FLOOR W.C**  
1.57m x 1.68m (5'2" x 5'6")

**LANDING**

**BEDROOM ONE**  
4.78m x 3.38m (15'8" x 11'1")

**BEDROOM TWO**  
3.02m x 3.63m (9'11" x 11'11")

**BEDROOM THREE**  
3.00m x 4.27m (9'10" x 14')

**SHOWER ROOM**  
2.06m x 2.67m (6'9" x 8'9")

**GARDEN**

**TENURE**  
Freehold - This is to be confirmed with your legal representative.

**COUNCIL TAX**  
Band E

**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 Edern (year 2024-25)










## STRATHNAIRN STREET

ROATH, CF24 3JL - £290,000

 3 Bedroom(s)  2 Bathroom(s)  1217.00 sq ft

\*\*\* Offers Over £280,000 \*\*\* Jeffrey Ross are pleased to bring to the market this spacious three double bedroom family home. The property comprises of entrance hall, Lounge, dining / Sitting room, kitchen / breakfast room, utility room, and W.C to the ground floor, and to the first floor there are three double bedrooms and a family shower room. Outside is an enclosed rear garden. This family home benefits from many original features and has been priced to sell.

Situated within close proximity to local shops, parks and amenities as well as a short walk to Cardiff city Centre.

See Below JR VR Tour

[https://youriguide.com/15\\_strathnairn\\_st\\_roath\\_crf\\_g](https://youriguide.com/15_strathnairn_st_roath_crf_g)



### PROPERTY SPECIALIST

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







Strathnairn Street, Roath, Cardiff

## Strathnairn St, Roath, CRF

Main Building: Total Interior Area Above Grade 1217.69 sq ft



Ground Floor



1st Floor

0 4 8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 