

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

GELLIGAER STREET  
CATHAYS



**HALL****LOUNGE**

3.30m x 4.14m (10'10" x 13'7")

**DINING ROOM**

3.40m x 3.61m (11'2" x 11'10")

**KITCHEN**

2.13m (7')

**BATHROOM**

2.41m x 2.39m (7'11" x 7'10")

**LANDING****BEDROOM 1**

4.32m x 3.38m (14'2" x 11'1")

**BEDROOM 2**

2.59m x 3.61m (8'6" x 11'10")

**BEDROOM 3**

2.39m x 4.19m (7'10" x 13'9")

**GARDEN****TENURE**

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

**COUNCIL TAX**

Band E

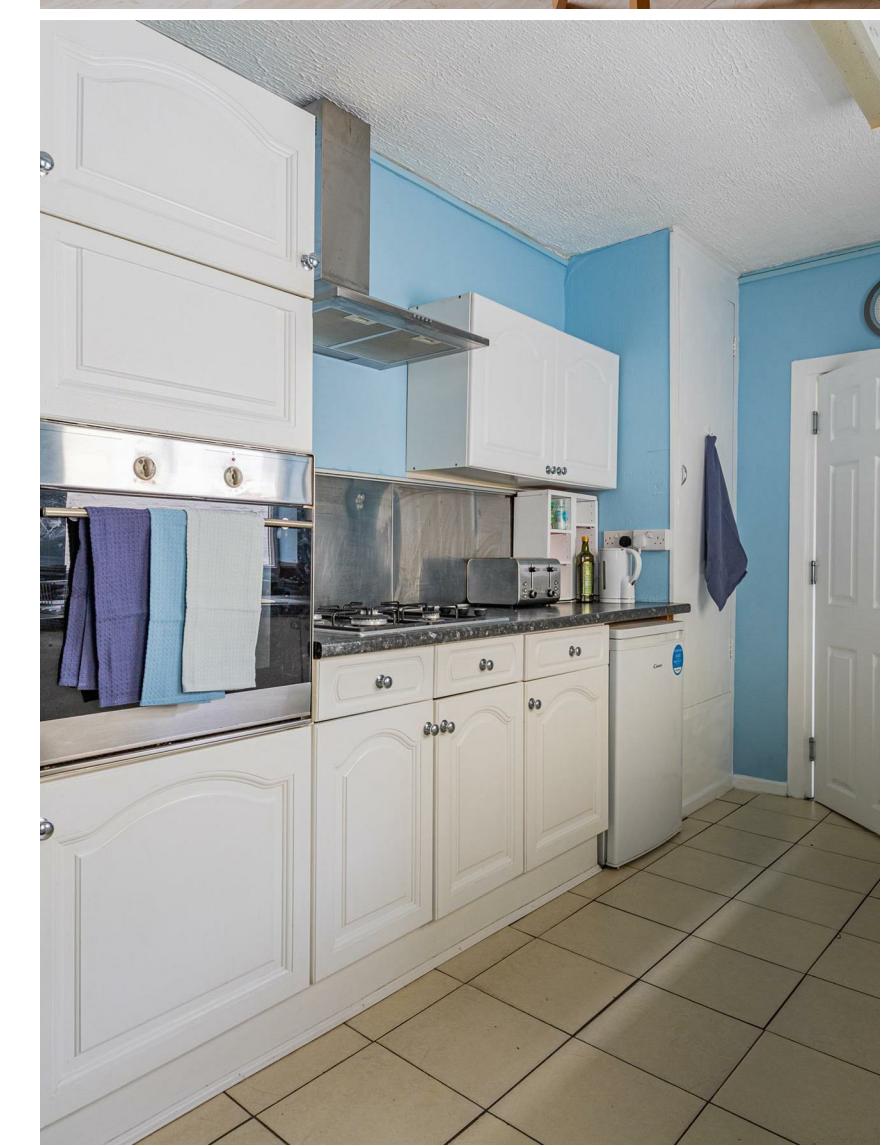
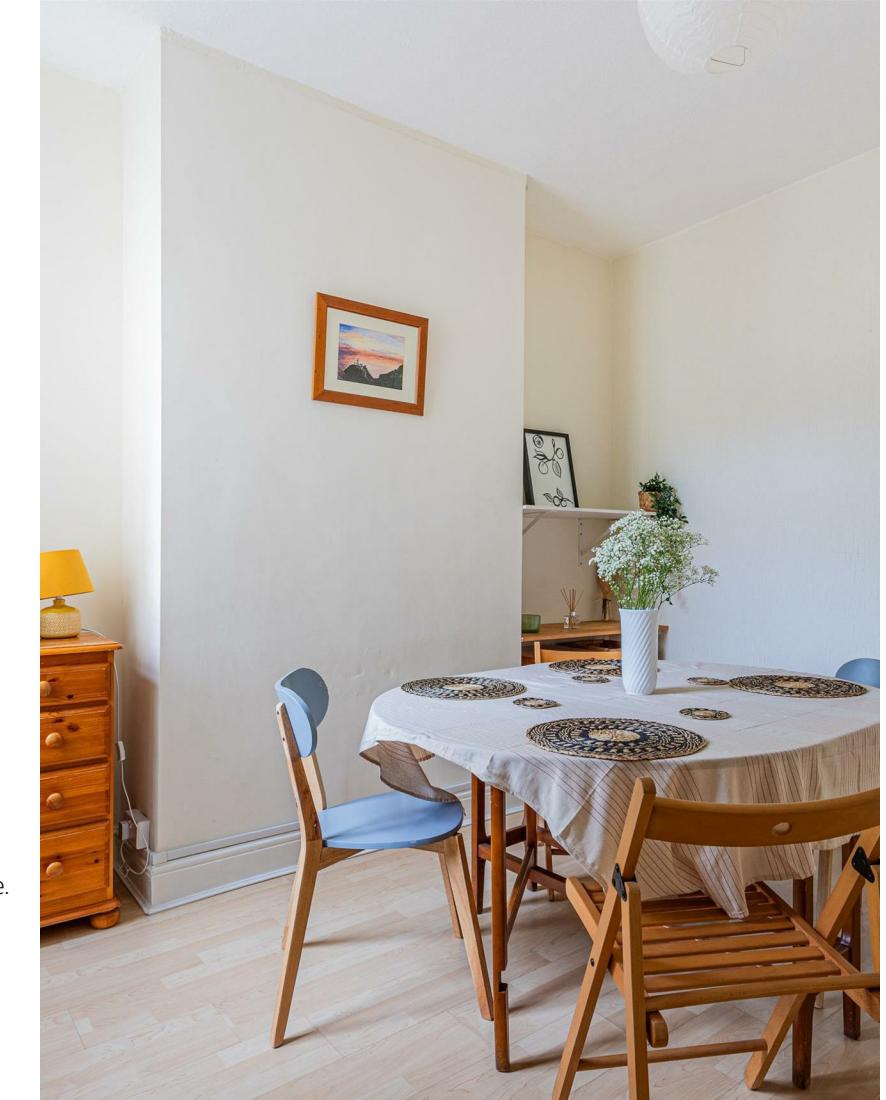
**SCHOOL CATCHMENT**

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)





## GELLIGAER STREET

CATHAYS, CF24 4LB - £290,000



3 Bedroom(s)



2 Bathroom(s)



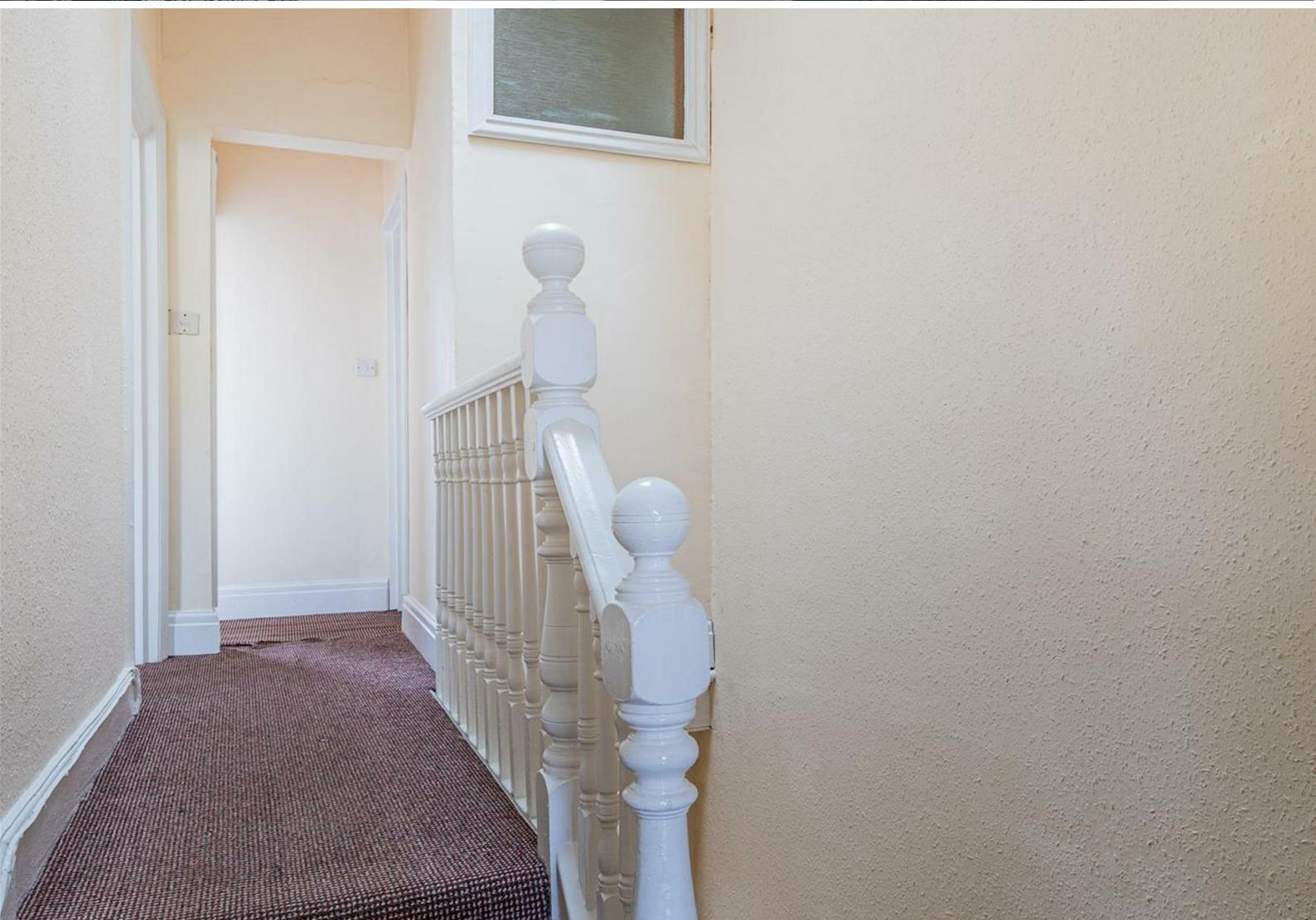
957.00 sq ft

Jeffrey Ross are pleased to bring to the market this nicely presented three bedroom terraced home. The property comprises of entrance hall, lounge, dining room, kitchen and bathroom to the ground floor and to the first floor there are three bedrooms and a shower room. Outside there is an enclosed rear garden which backs onto Maindy Barracks. Situated within a short walk to local shops parks and amenities as well as Cardiff City Centre.

\*\* This property is being sold Chain Free\*\*

See below JR Vr Tour

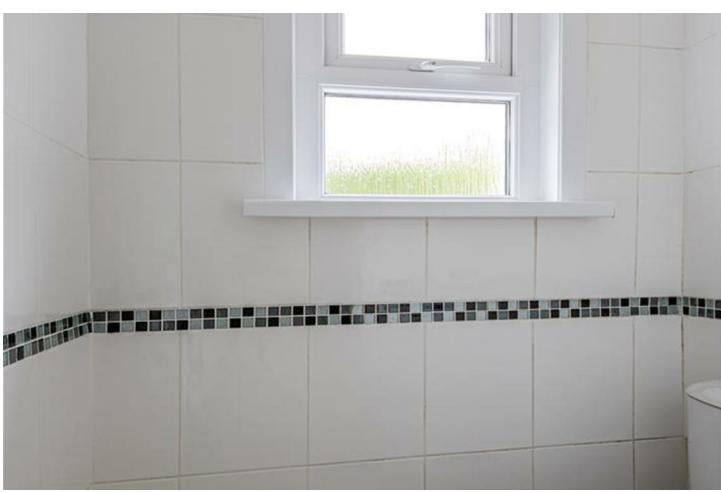
[https://youriguide.com/74\\_gelligaer\\_st\\_cathays\\_crf\\_gt](https://youriguide.com/74_gelligaer_st_cathays_crf_gt)



### PROPERTY SPECIALIST

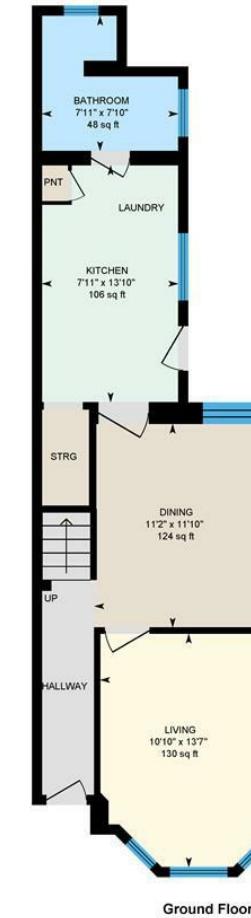
Mrs Amanda Trinder  
[amanda@jeffreyross.co.uk](mailto:amanda@jeffreyross.co.uk)  
Senior valuer





## Gelligaer St, Cathays, CRF

Main Building: Total Interior Area Above Grade 967.97 sq ft



0 4 8 ft



iGUIDE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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



Gelligaer Street, Cathays, Cardiff