

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

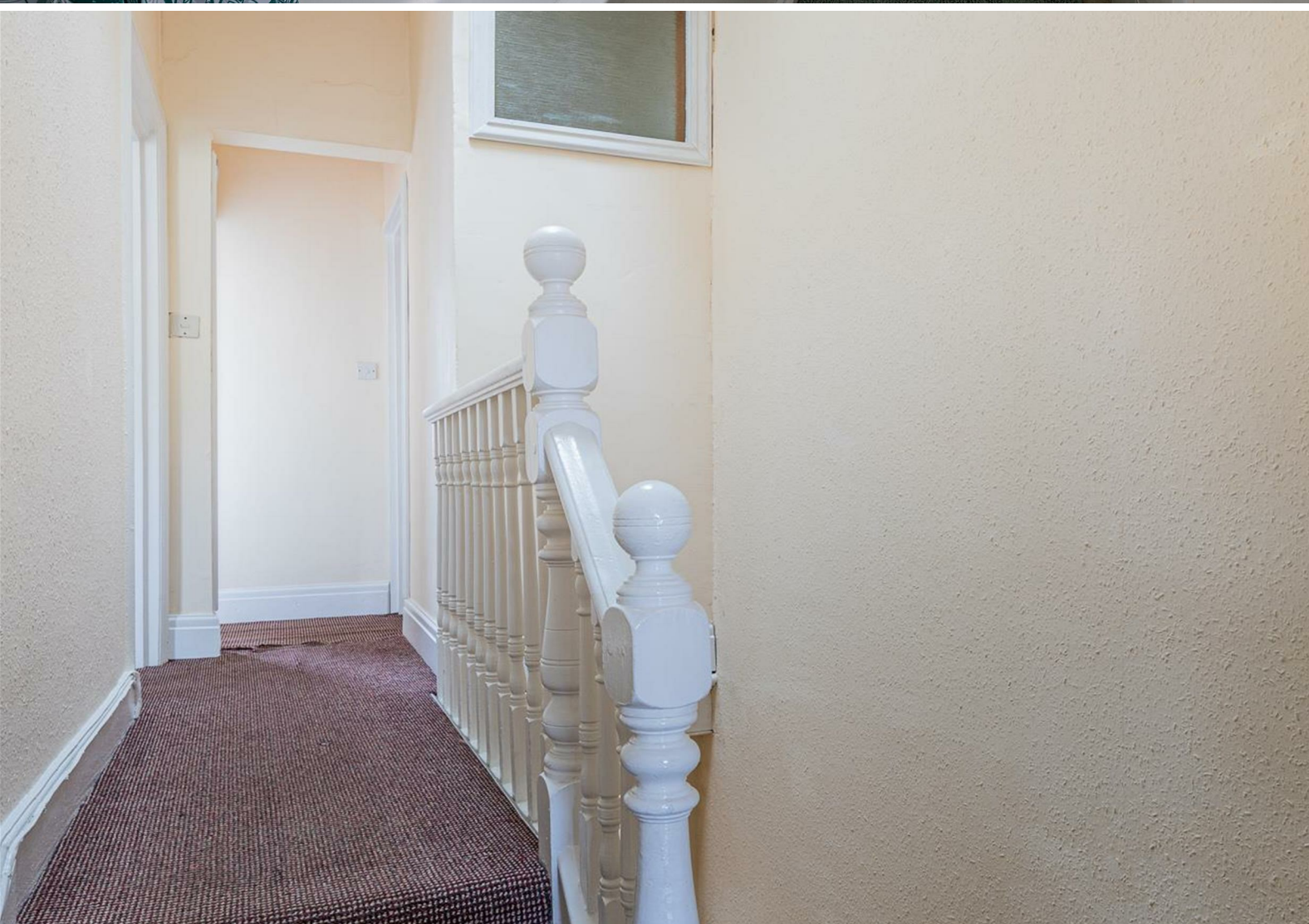
 3 Bedroom(s)  2 Bathroom(s)  957.00 sq ft

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



PROPERTY SPECIALIST

Mrs Amanda Trinder
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Senior valuer





 Gelligaer Street, Cathays, Cardiff

Gelligaer St, Cathays, CRF

Main Building: Total Interior Area Above Grade 967.97 sq ft



Ground Floor



1st Floor

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 