

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



LISVANE STREET  
CATHAYS





#### ENTRANCE HALL

#### LOUNGE

3.25m x 3.94m (10'8" x 12'11")

#### DINING ROOM

3.56m x 3.84m (11'8" x 12'7")

#### KITCHEN

2.77m x 4.67m (9'1" x 15'4")

#### LANDING

#### BEDROOM ONE

4.32m x 3.20m (14'2" x 10'6")

#### BEDROOM TWO

2.69m x 3.56m (8'10" x 11'8")

#### BEDROOM THREE

2.84m x 2.31m (9'4" x 7'7")

#### BATHROOM

1.88m x 2.06m (6'2" x 6'9")

#### GARDEN

#### TENURE

Freehold, but this is to be confirmed by your solicitor

#### COUNCIL TAX

Band E









## LISVANE STREET

CATHAYS, CF24 4LN - £310,000

 3 Bedroom(s)  1 Bathroom(s)  946.00 sq ft

Jeffrey Ross are please to bring to the market this recently refurbished three double bedroom family home. The property comprises of entrance hall, lounge, dining room and good size modern kitchen to the ground floor and to the first floor there are three double bedrooms and a modern family bathroom. Outside there is landscaped rear garden with pagoda and rear lane access with gated lane. Situated within close proximity to local parks, shops and amenities as well as a short walk to Cardiff City Centre.

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

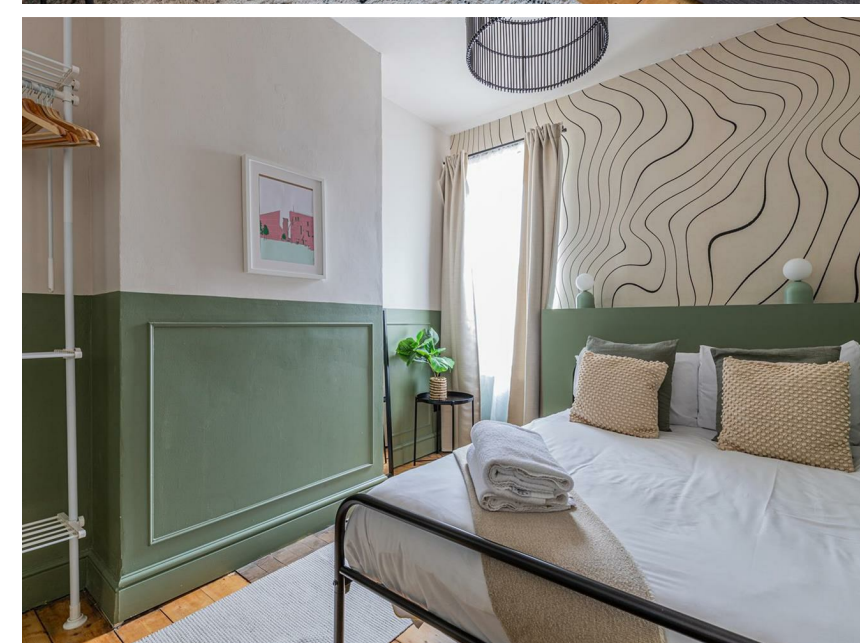
See Below JR VR Tour

[https://youriguide.com/86\\_lisvane\\_st\\_cathays\\_crf\\_gb](https://youriguide.com/86_lisvane_st_cathays_crf_gb)




### PROPERTY SPECIALIST

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







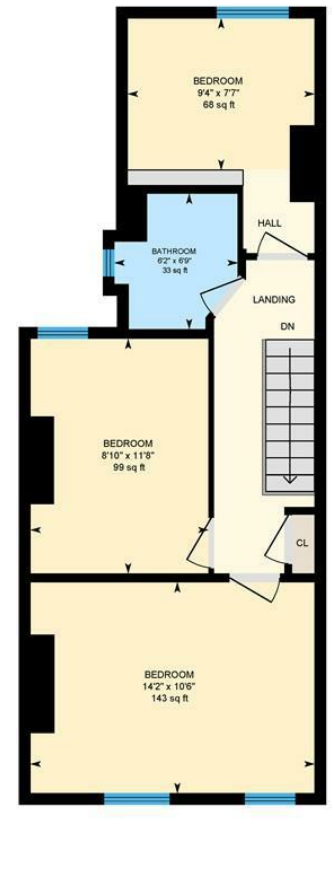
 Lisvane Street, Cathays, Cardiff

## Lisvane St, Cathays, CRF

Main Building: Total Interior Area 942.61 sq ft



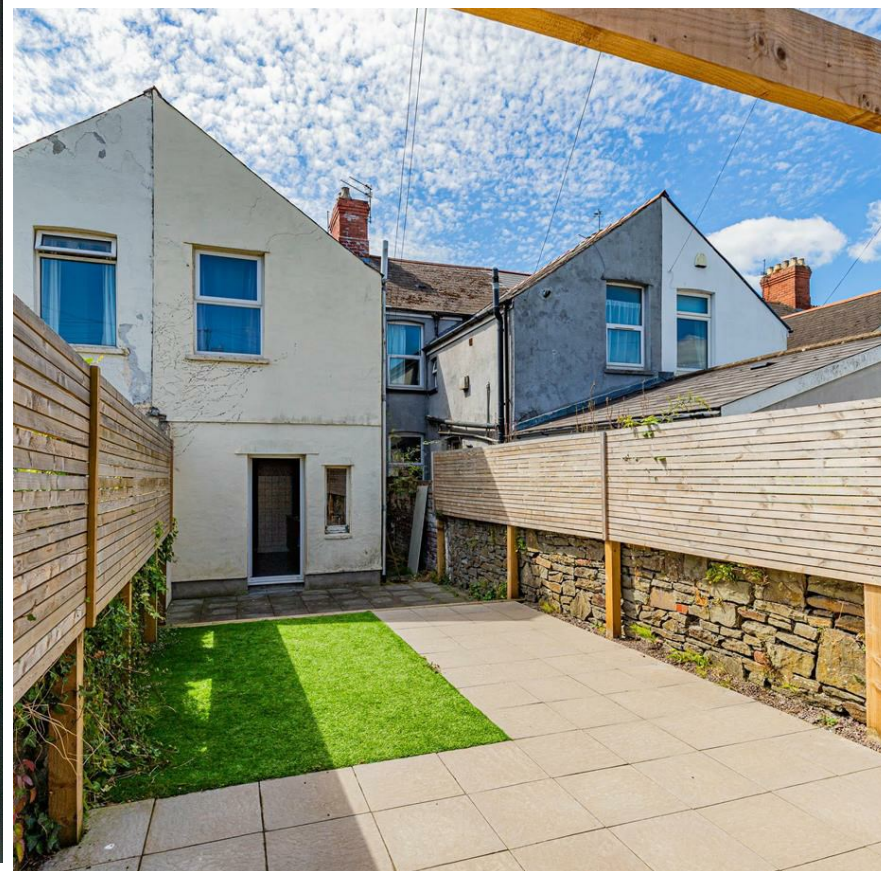
Ground Floor





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) <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		
England & Wales		EU Directive 2002/91/EC 