

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COURTENAY ROAD
SPLOTT



ENTRANCE HALL

LOUNGE
3.2 m x 2.26m (10'5" m x 7'4")

DINING ROOM
3.89m x 3.45m (12'9" x 11'3")

KITCHEN
5 m 2.72m (16'4" m 8'11")

LANDING

BEDROOM ONE
4.45m x 3.2m (14'7" x 10'5")

BEDROOM TWO
3.53m x 2.8m (11'6" x 9'2")

BEDROOM THREE
2.72m x 1.65m (8'11" x 5'4")

BATHROOM

GARDEN

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

COUNCIL TAX
Band D

SCHOOL CATCHMENT
Stacey Primary School (year 2024-25)
Willows High School (year 2024-25)




Ysgol Glan Morfa (year 2024-25)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)



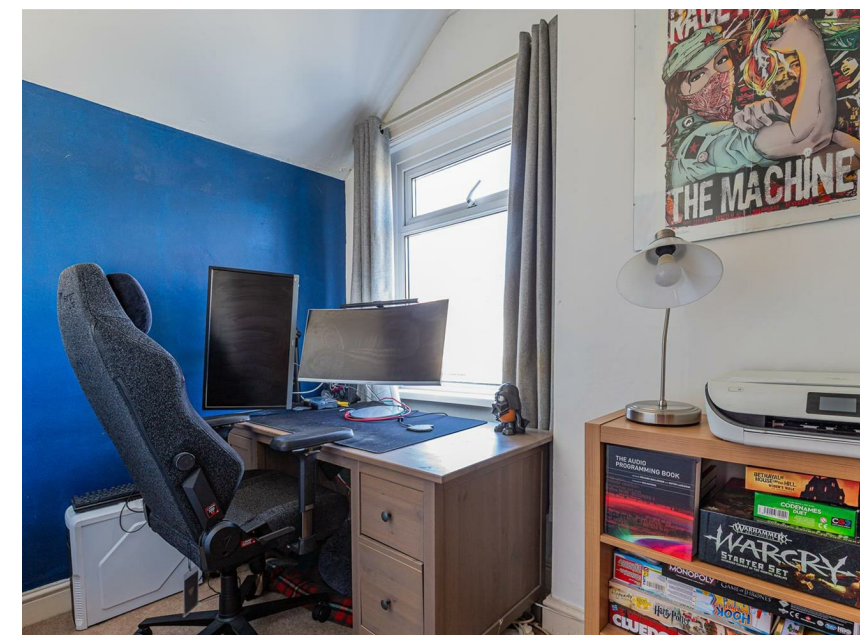


COURTENAY ROAD

SPLOTT, CF24 2JP - £275,000

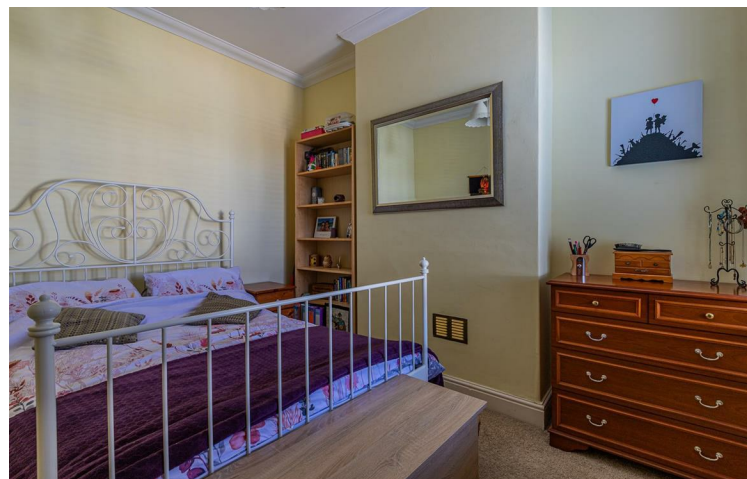
 3 Bedroom(s)  1 Bathroom(s)  989.00 sq ft

Jeffrey Ross are pleased to bring to the market this beautifully presented three bedroom terraced home. The property briefly comprises of entrance hall, open plan lounge / dining room with wood burner in the lounge area and kitchen breakfast room to the ground floor, to the first floor there are three bedrooms and a modern bathroom. Outside is an enclosed sunny rear garden with rear access. Situated with close proximity to local shops, parks and amenities as well as Cardiff City Centre.



PROPERTY SPECIALIST
Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer

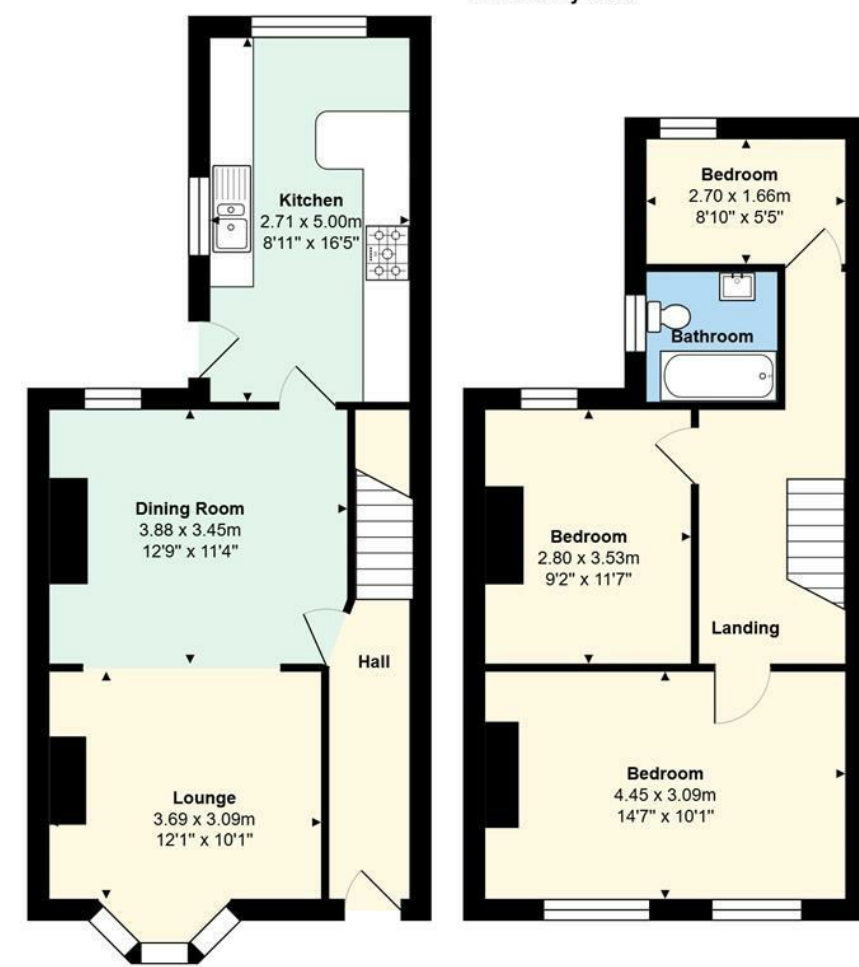




Courtenay Road, Splott, Cardiff



19 Courtenay Road



All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	