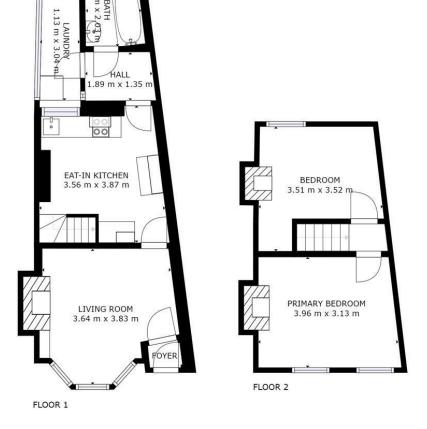
Arabella Street

2 Bedrooms - Cardiff - CF24 4TB - £190,000 Freehold







GROSS INTERNAL AREA FLOOR 1: 39 m2, FLOOR 2: 26 m2 TOTAL: 64 m2 E. ACTUAL MAY VARY

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223-225 Cathedral Road

Pontcanna, Cardiff CF11 9PP

Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



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Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Roath

38 Wellfield Road

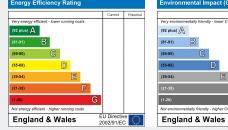
Roath, Cardiff

CF24 3PB

Agency Disclaimer

Pontcanna

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Lounge 3.74m x 3.94m (12'3" x 12'11") Ysgol Gyfun Gymrae 2020-21)

Kitchen 3.64m x 3.56m (11'11" x 11'8")

Lobby 1.40 x 2.14 (4'7" x 7'0")

Bathroom 1.56m x 2.04m (5'1" x 6'8")

Utility Space 1.01m x 3.10m (3'3" x 10'2")

Bedroom One 3.20m x 4.11m (10'5" x 13'5")

Bedroom Two 3.50m x 2.83m (11'5" x 9'3")

Garden

Tenure Freehold - this is to be confirmed by your legal representative.

Council Tax Band D

School catchment My English medium primary catchment area is Roath Park Primary School (year 2020-21)

Note Howardian Primary catchment area yet to be established Applications are welcomed

My English medium secondary catchment area is Cardiff High School

My Welsh medium primary catchment area is Ysgol Y Berllan Deg (year 2020-21)

Note Ysgol Hamadryad catchment area will be established from September 2021. Applications are welcomed My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Edern (year





*** Guide price £190,000 - £200,000.***
A very well presented 2 bedroom home located in the heart of ROATH. This charming property has been much loved by the current owners and benefits from an lounge, kitchen, modern bathroom, utility room and 2 spacious bedrooms. Retaining many character features and charm with exposed tiled floor and fireplaces. To the rear of the property is a walled sunny rear garden.
Situated in Arabella Street, you are conveniently positioned just off Albany rd, but have a selection of other high streets such as Wellfield & City road, on your doorstep, as well as a short walk to Roath Park & Cardiff city centre.
Please contact us for further info and to arrange your viewing.

Cardiff High catchment.

£190,000 - Freehold



