

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 - £265,000

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

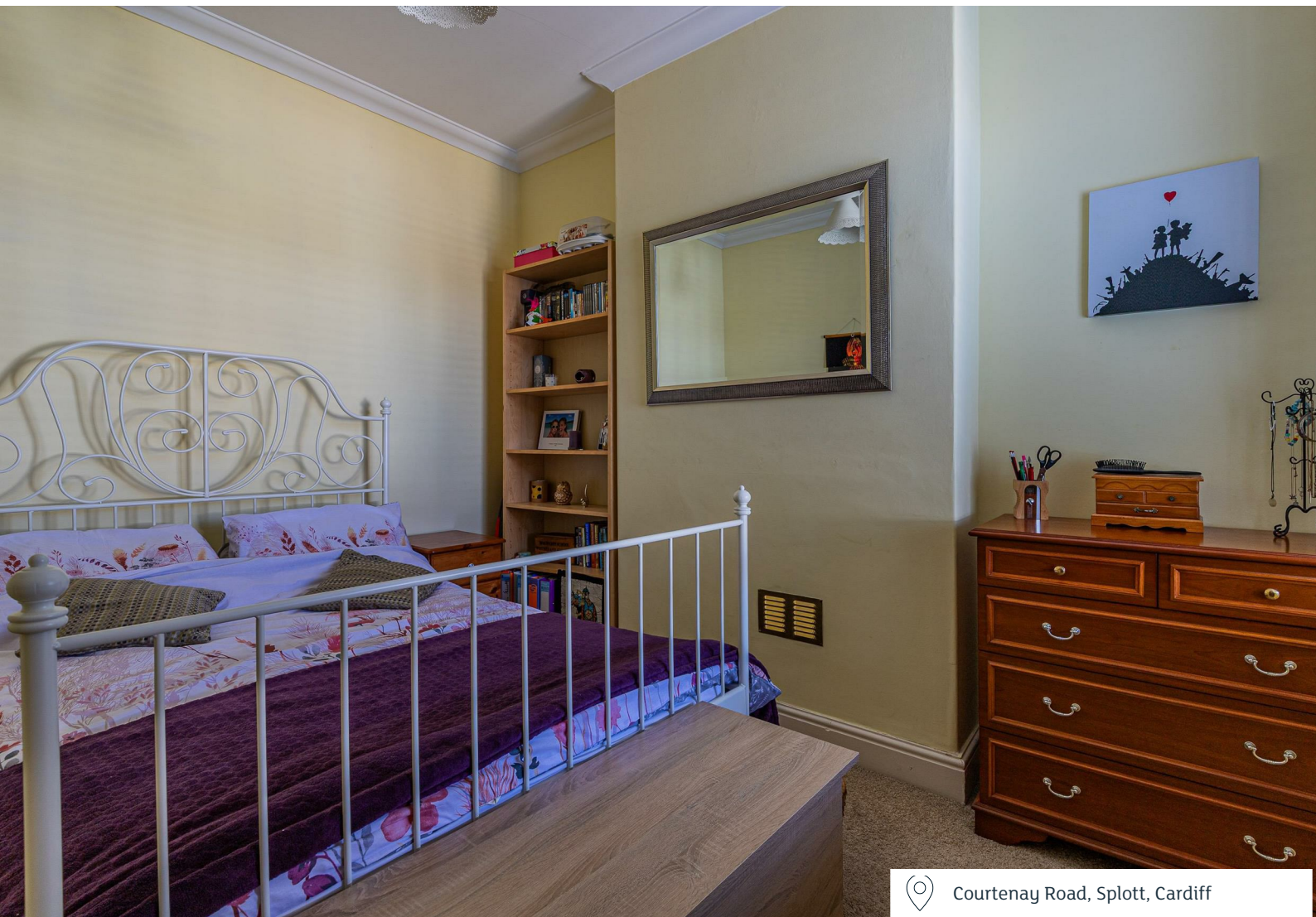
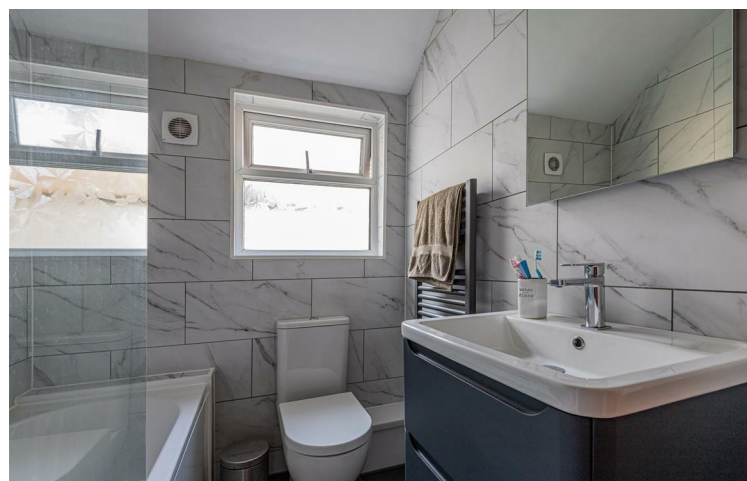
Jeffrey Ross are pleased to bring to the market this beautifully presented three bedroom terraced home. The property briefly comprises of entrance hall, open plan lounge / dining room with wood burner in the lounge area and kitchen breakfast room to the ground floor, to the first floor there are three 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@jeffreygross.co.uk  
Senior valuer

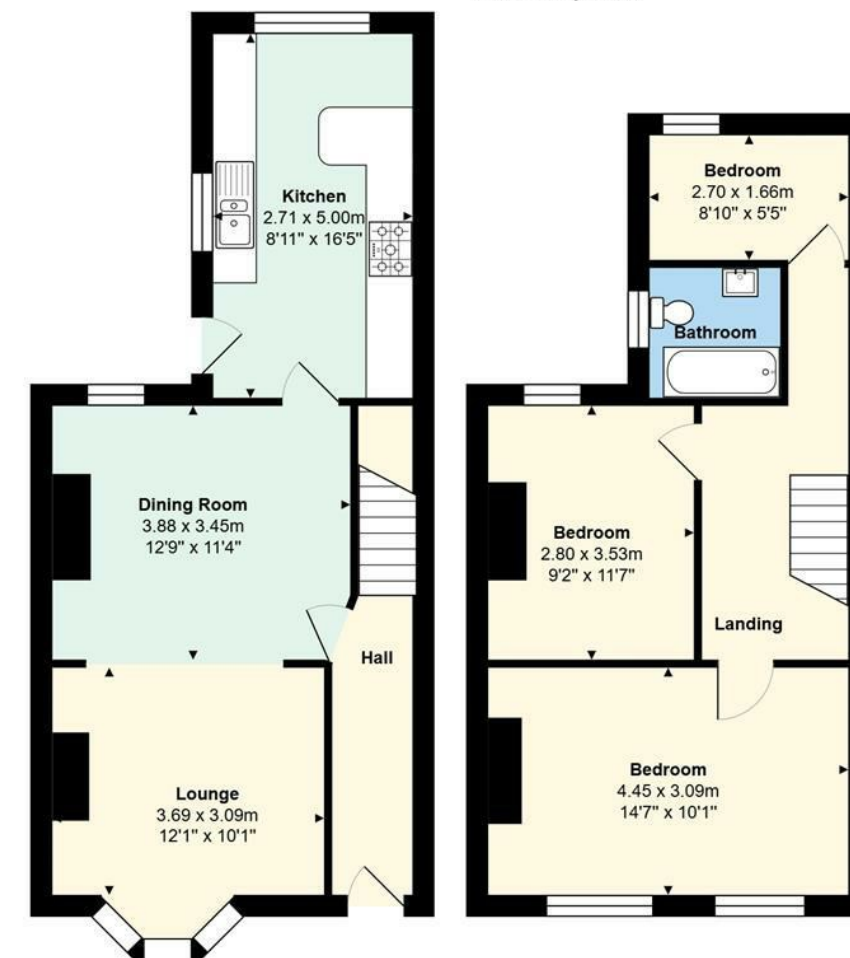




 Courtenay Road, Splott, Cardiff



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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>78</b> |
| (55-68) <b>D</b>                            | <b>61</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |