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CARDIFF VALE CAERPHILLY BRISTOL



Arabella Street

ROATH



Spacious three double bedrooms, first floor bathroom, with three reception rooms.

Comments by Mrs Amanda Trinder



Property Specialist

Mrs Amanda Trinder

Senior valuer

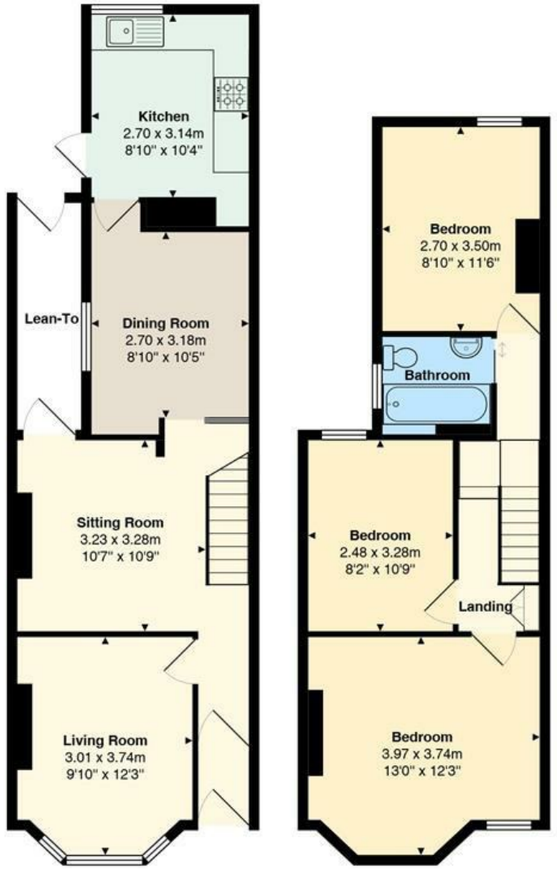
amanda@jeffreyross.co.uk

A Great location for families with lots of parks and shops within walking distance.

Comments by the Homeowner



Arabella Street



Total Area: 88.4 m² ... 951 ft² (excluding lean-to)

All measurements are approximate and for display purposes only









Arabella Street

Roath, Cardiff, CF24 4SX

Asking Price

£250,000

3 Bedroom(s) | 1 Bathroom(s) | 951.00 sq ft



Contact our
Penylan Branch
02920 499680

*** Offers over £250,000 *** Jeffrey Ross are pleased to bring to the market this spacious three double bedroom terrace home. The property benefits from entrance hall, lounge, sitting room, dining room and kitchen to the ground floor and to the first floor there are three double bedrooms and a first floor bathroom. Outside there is an enclosed rear garden.

Situated within close proximity to local shops, parks, amenities and Cardiff City Centre.





Entrance Hall

Lounge 9'10 x 12'3 (3.00m x 3.73m)

Sitting Room 10'7 x 10'9 (3.23m x 3.28m)

Lean to

Dining Room 8'10 x 10'5 (2.69m x 3.18m)

Kitchen 8'10 x (2.69m x)

Landing

Bedroom One 13'0 x 12'3 (3.96m x 3.73m)

Bedroom Two 8'2 x 10'9 (2.49m x 3.28m)

Bedroom Three 8'10 x 11'6 (2.69m x 3.51m)

Bathroom

Garden

Tenure

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

Council Tax

Band E

School Catchment

Roath Park Primary School (year 2026)
Cardiff High School (year 2026)

Ysgol Y Berllan Deg (year 2026)
Ysgol Gyfun Gymraeg Bro Edern (year 2026)

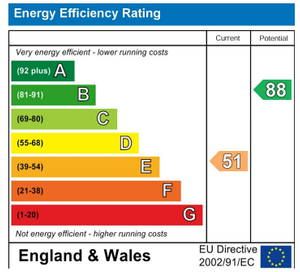
* this is subject to change & availability








COOKOLOGY
SALTER
BEKO


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
51
88
England & Wales
EU Directive 2002/91/EC



