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CARDIFF

VALE

CAERPHILLY

BRISTOL

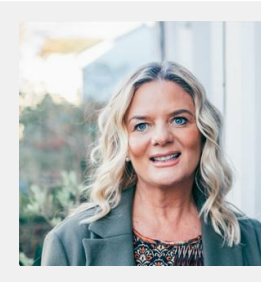


*Cecil Street*

ADAMSDOWN



Comments by Mrs Amanda Trinder

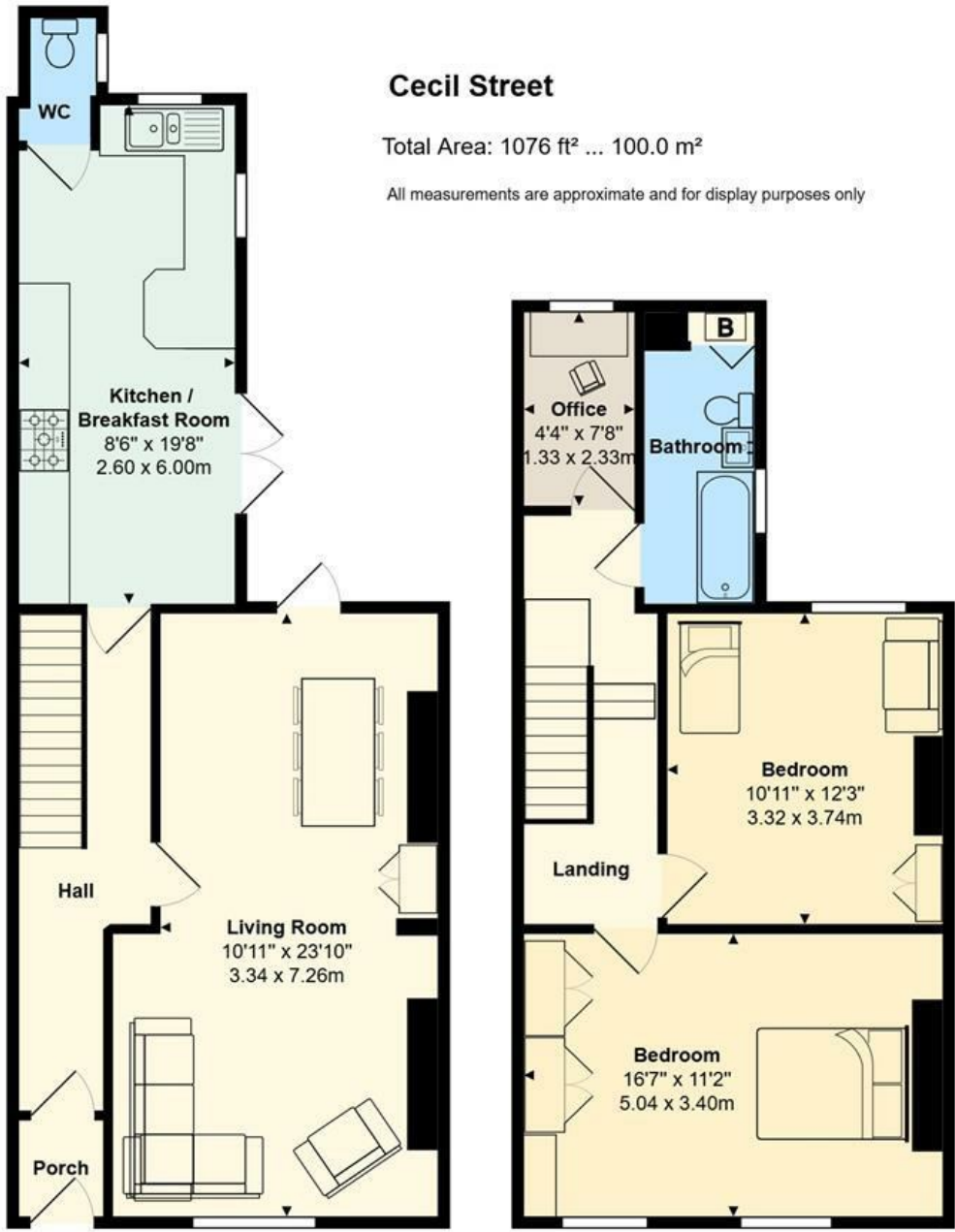


**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)

Stunning cottage style property with close proximity to Cardiff City Centre.

Comments by the Homeowner





# Cecil Street

*Adamsdown, Cardiff, CF24 1NW*

Offers Over

**£250,000**



2 Bedroom(s)



1 Bathroom(s)



1032.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

\*\*\* Offers over £250,000 \*\*\* Jeffrey Ross are pleased to bring to the market this immaculate, spacious, period home. The property opens with an entrance hall, leading to an open plan lounge / dining room with wood burner, with great natural light from the front window and the windowed door to the rear garden. The newly renovated kitchen / breakfast room is well proportioned, with newly tiled floor and wood effect counters to a kitchen peninsula/breakfast bar, and a downstairs W.C.

To the first floor there is a recently renovated modern bathroom, two double bedrooms (a well proportioned main bedroom with double windows and a good sized second bedroom) and a study. Outside there is a well maintained rear south west facing garden with mature shrubs and plants and a patio area. The property finishes with a purpose built outbuilding/Hobbies room with PVC double glazed windows, lighting and electric plug sockets.

The property is situated within close proximity to local shops, Newport Road business parks, essential amenities as well as a short walk to Cardiff city Centre and train station, Waterloo Gardens and Roath park.

The house is a loved first family home and would be ideal for first time buyers and new families.

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|                                                       |                                                                                 |
|-------------------------------------------------------|---------------------------------------------------------------------------------|
| Entrance Hall                                         | Stacey Primary School<br>Willows High School (year 2024-25)                     |
| Lounge / Dining Room 23'10 x 10'11<br>(7.26m x 3.33m) | Ysgol Glan Morfa (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Edern (year 2024-25) |
| Kitchen 19'8 x 8'6 (5.99m x 2.59m)                    |                                                                                 |
| Landing                                               |                                                                                 |
| Bedroom One 16'7 x 11'2 (5.05m x 3.40m)               |                                                                                 |
| Bedroom Two 13'3 x 10'11 (4.04m x 3.33m)              |                                                                                 |
| Study                                                 |                                                                                 |
| Garden                                                |                                                                                 |
| Tenure                                                | Freehold - To be confirmed by your legal advisor                                |
| Council Tax                                           | Band D                                                                          |
| School Catchment                                      |                                                                                 |









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

