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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Bedford Street*

ROATH

EXPERT



*Two Double bedroom terraced home in the heart of Roath with first floor bathroom and close proximity to local shops, parks and amenities.*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
amanda@jeffreygross.co.uk

*There are so many reasons why we love this house. The back garden is a real sun trap. We love the high ceilings which make the house feel bright and airy. The master bedroom is flooded with natural light.*

Comments by the Homeowner

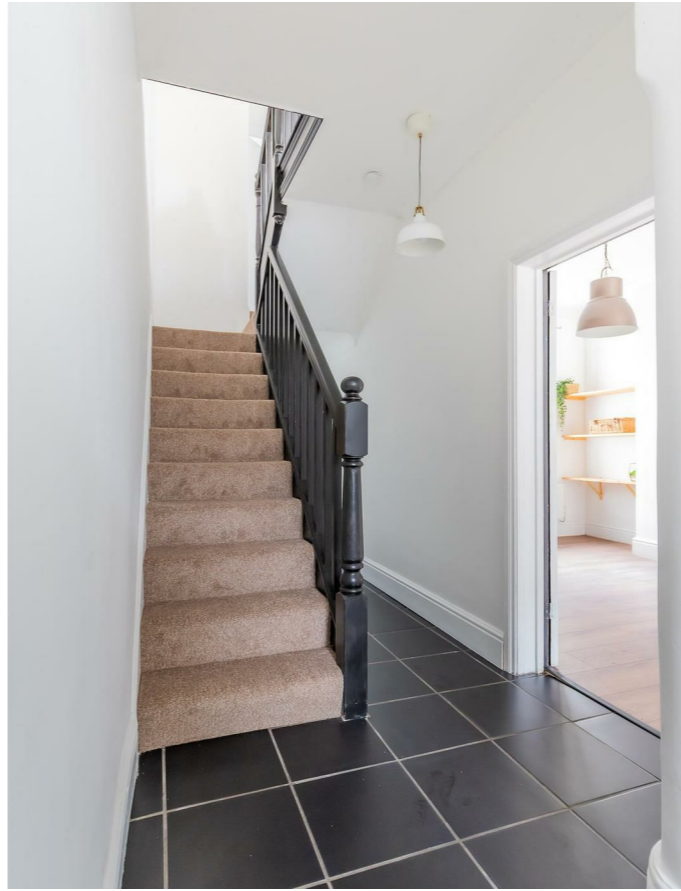
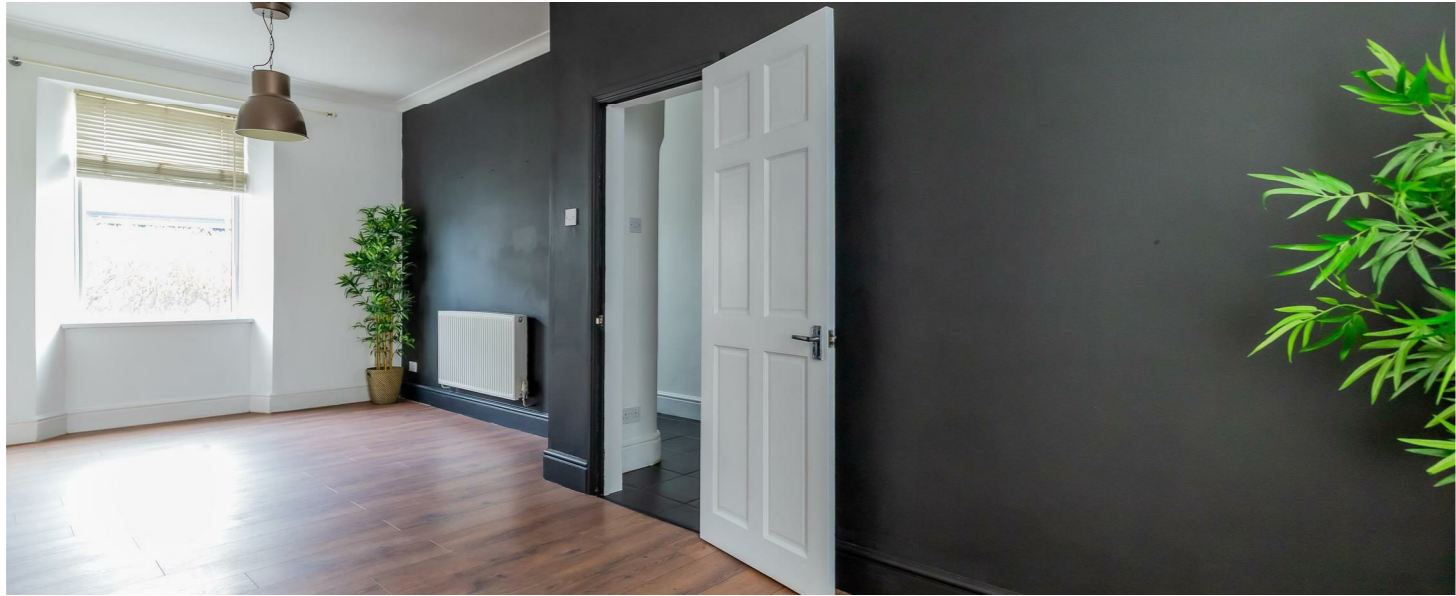


### Bedford Street

Total Area: 85.5 m<sup>2</sup> ... 921 ft<sup>2</sup>

All measurements are approximate and for display purposes only





# Bedford Street

*Roath, Cardiff, CF24 3DA*

Offers Over

**£250,000**



2 Bedroom(s)



1 Bathroom(s)



921.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Jeffrey Ross are pleased to bring to the market this two double bedroom cottage style terraced home. The property benefits from entrance hall, open plan lounge / dining room with fire surround and built in shelving, kitchen, utility room and W.C to the ground floor and to the first floor there are two double bedroom's and a modern first floor bathroom.

Outside there is a well maintained rear garden with with AstroTurf making a pleasant, private outside space. Situated in a prime location with access to local shops and amenities as well as a short walk to Cardiff City centre

**\*\* Chain Free \*\***



**Entrance Hall**

**Lounge / Dining Room 11'0 x 23'0 (3.35m x 7.01m)**

**Kitchen 8'2 x 9'9 (2.49m x 2.97m)**

**Lobby**

**Utility Room**

**W.C**

**Bathroom**

**Landing**

**Bedroom One 18'08 x 11'6 (5.69m x 3.51m)**

**Bedroom Two 9'3 x 11'7 (2.82m x 3.53m)**

**Garden**

**Tenure**

Freehold - To be confirmed by your legal advisor

**Council Tax**

Band C

**School Catchment**

Albany Primary School  
Cathays High School

Ysgol Mynydd Bychan (school relocated September 2025)  
Ysgol Gyfun Gymraeg Glantaf

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

