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CARDIFF

VALE

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BRISTOL

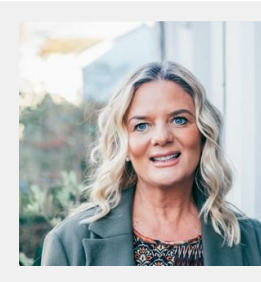


*Courtenay Road*

SPLOTT



Comments by Mrs Amanda Trinder

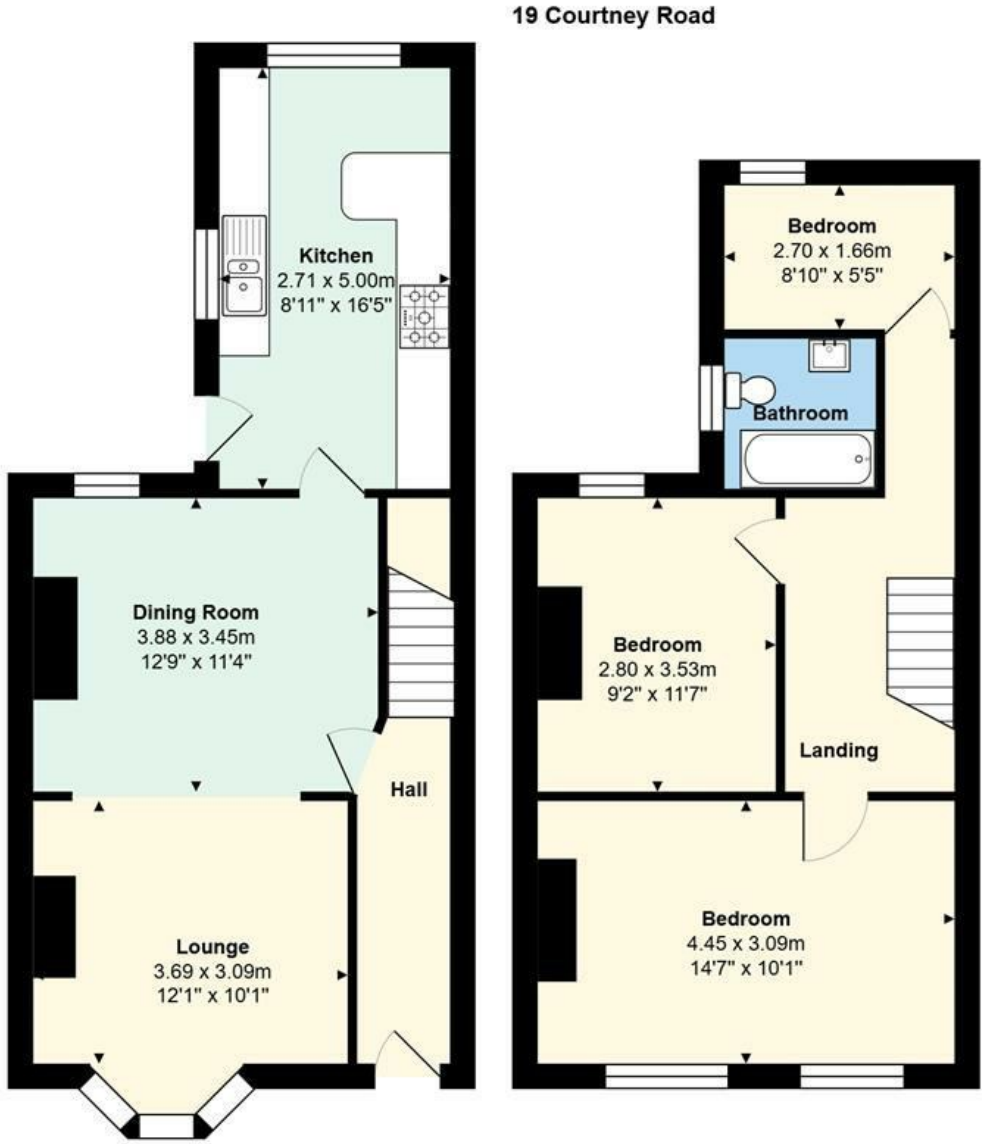


**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer

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

*Beautifully presented three bedroom property with first floor modern bathroom.*

Comments by the Homeowner



All measurements are approximate and for display purposes only



# Courtenay Road

*Splott, Cardiff, CF24 2JP*

Offers Over

£260,000



3 Bedroom(s)



1 Bathroom(s)



989.00 sq ft



Contact our  
*Penylan Branch*

02920 499680

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.



|                                                                   |                                                                                 |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Entrance Hall                                                     | Council Tax                                                                     |
| Lounge 10'5" m x 7'4" (3.2 m x 2.26m )                            | Band D                                                                          |
| Dining Room 12'9" x 11'3" (3.89m x 3.45m)                         | School Catchment                                                                |
| Kitchen 16'4" m 8'11" (5 m 2.72m)                                 | Stacey Primary School (year 2024-25)<br>Willows High School (year 2024-25)      |
| Landing                                                           | Ysgol Glan Morfa (year 2024-25)<br>Ysgol Gyfun Gymraeg Bro Edern (year 2024-25) |
| Bedroom One 14'7" x 10'5" (4.45m x 3.2m)                          |                                                                                 |
| Bedroom Two 11'6" x 9'2" (3.53m x 2.8m)                           |                                                                                 |
| Bedroom Three 8'11" x 5'4" (2.72m x 1.65m )                       |                                                                                 |
| Bathroom                                                          |                                                                                 |
| Garden                                                            |                                                                                 |
| Tenure                                                            |                                                                                 |
| Freehold - This is to be confirmed with your legal representative |                                                                                 |





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

