

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CYFARTHFA STREET
ROATH

CYFARTHFA STREET

ROATH, CF24 3HE - £250,000

*** Offers Over £250,000 *** Block Viewings Sat 17th Feb 11-1pm, Jeffrey Ross are pleased to bring to the market this impressive modern two bedroom terrace home in the heart of Roath. The property has been modernized throughout to include entrance hall, open plan lounge / dining room, modern fitted kitchen and first floor bathroom, two double bedrooms and sunny rear garden.

Located within walking distance to local shops, schools, amenities and a short walk to the City Center.

SE JR VR Tour -

https://youriguide.com/34_cyfarthfa_st_roath_crf_gb

 2 bedroom(s)  1 bathroom(s)  785.00 sq ft

ENTRANCE HALL

OPEN PLAN LOUNGE / DINING ROOM
6.22m x 7.24m (20'5" x 23'9")

KITCHEN
2.18m x 3.15m (7'2" x 10'4")

LANDING

BEDROOM ONE
4.04m x 3.43m (13'3" x 11'3")

BEDROOM TWO
2.41m x 3.66m (7'11" x 12')

BATHROOM
2.18m x 3.15m (7'2" x 10'4")

GARDEN

TENURE

Freehold - This is to be confirmed with your legal representative

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Albany Primary School (year 2024-25)
Cathays High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edem (year 2024-25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Cyfarthfa St, Roath, CRF

Main Building: Total Interior Area 785.57 sq ft



Ground Floor



1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.