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CARDIFF

VALE

CAERPHILLY

BRISTOL

Fanny Street

CATHAYS





A rare opportunity to acquire a **THREE BEDROOM DETACHED HOUSE** in the heart of Cathays!

Comments by Mrs Amanda Trinder

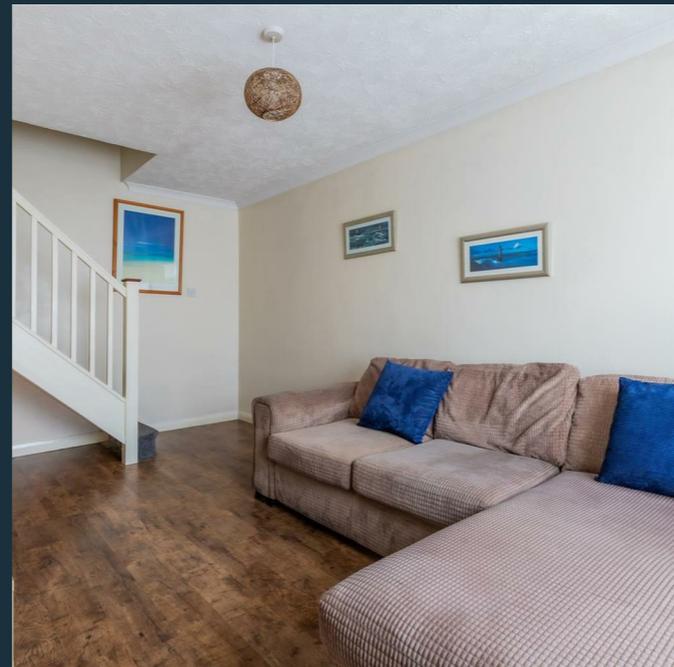


Property Specialist
Mrs Amanda Trinder
 Senior valuer
 amanda@jeffreycross.co.uk

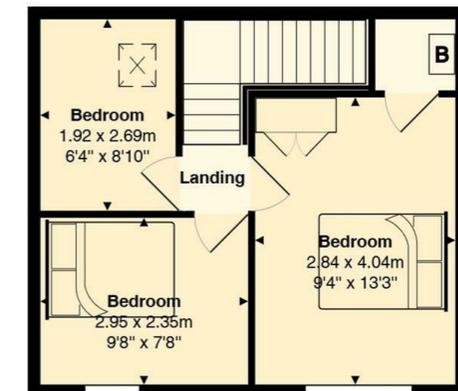


What we've most enjoyed about living in the property is the blend of convenience and comfort. The house is warm and inviting and the location offers easy access to the city centre, local parks and nearby amenities. It has been a wonderful house for both relaxing and hosting friends and family.

Comments by the Homeowner



Fanny Street



Total Area: 60.5 m² ... 652 ft²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | | |



Fanny Street

Cathays, Cardiff, CF24 4EH

£250,000



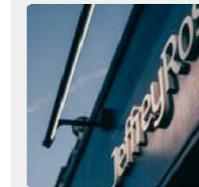
3 Bedroom(s)



1 Bathroom(s)



652.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to bring to the market this three bedroom detached home in the heart of Cathays. The property benefits from entrance hall, lounge, kitchen leading into paved and neatly-kept private garden with the option for off-road parking and ground floor bathroom, to the first floor there are three bedrooms. Situated within close proximity to local, shops, parks, amenities as well as Cardiff city centre.

** Chain Free **

Council Tax Band D



Entrance Hall

Lounge 9'5 x 16'10 (2.87m x 5.13m)

Kitchen 8'11 x 6'4 (2.72m x 1.93m)

Bathroom 6'4 x 7'8 (1.93m x 2.34m)

Bedroom one 13'3 x 9'4 (4.04m x 2.84m)

Bedroom Two 9'8 x 7'8 (2.95m x 2.34m)

Bedroom Three 8'10 x 6'4 (2.69m x 1.93m)

Tenure

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

Council Tax

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