

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COURTENAY ROAD
SPLOTT



ENTRANCE HALL

LOUNGE

3.2 m x 2.26m (10'5" m x 7'4")

DINING ROOM

3.89m x 3.45m (12'9" x 11'3")

KITCHEN

5 m 2.72m (16'4" m 8'11")

LANDING

BEDROOM ONE

4.45m x 3.2m (14'7" x 10'5")

BEDROOM TWO

3.53m x 2.8m (11'6" x 9'2")

BEDROOM THREE

2.72m x 1.65m (8'11" x 5'4")

BATHROOM

GARDEN

TENURE

Freehold - This is to be confirmed with your legal representative

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Stacey Primary School (year 2024-25)

Willows High School (year 2024-25)

Ysgol Glan Morfa (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)





COURTENAY ROAD

SPLOTT, CF24 2JP - £265,000

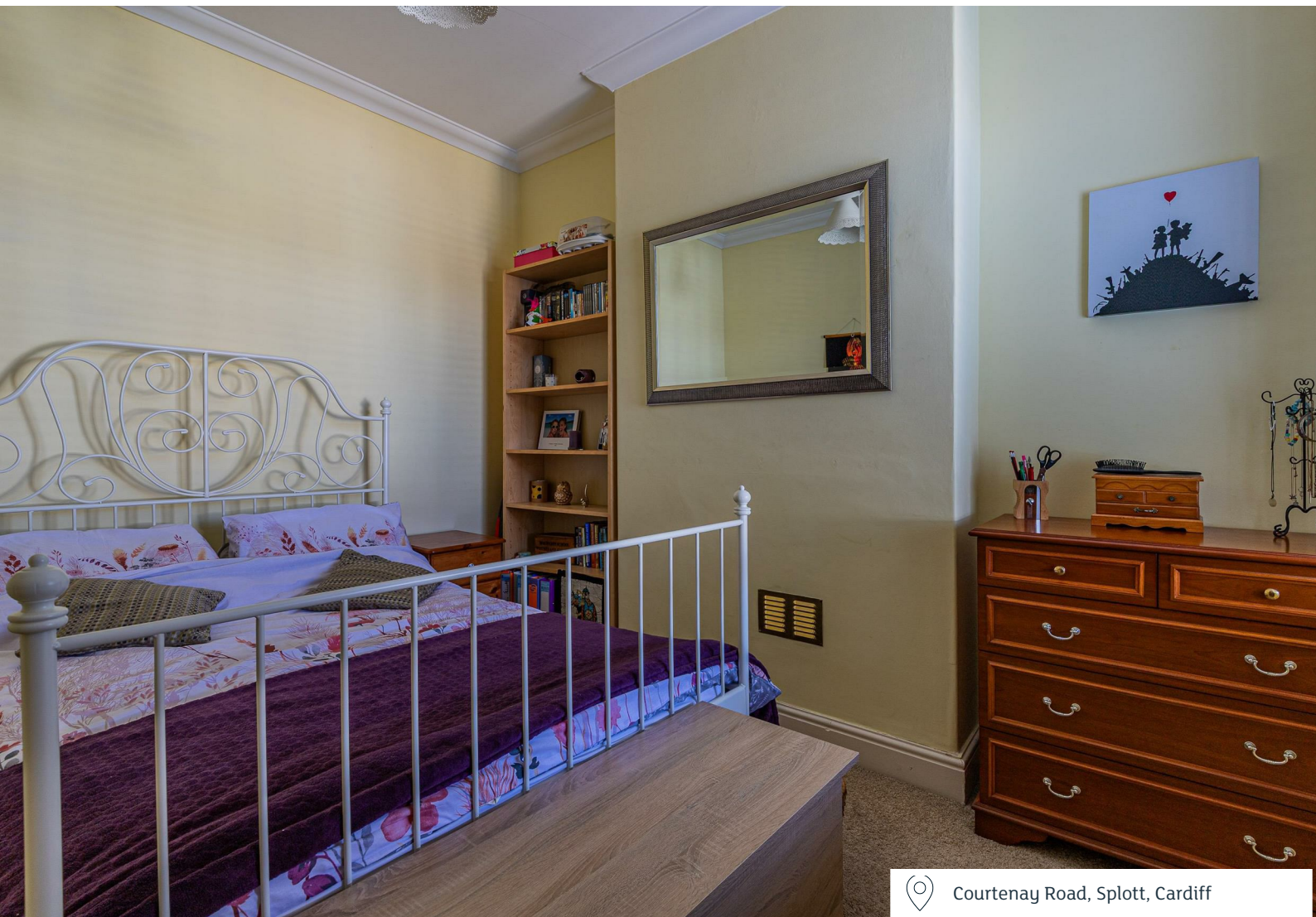
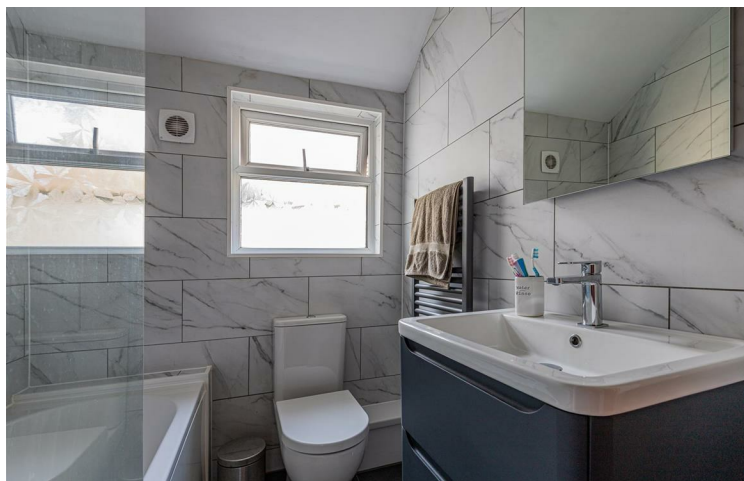
 3 Bedroom(s)  1 Bathroom(s)  989.00 sq ft

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.



**PROPERTY
SPECIALIST**
Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer

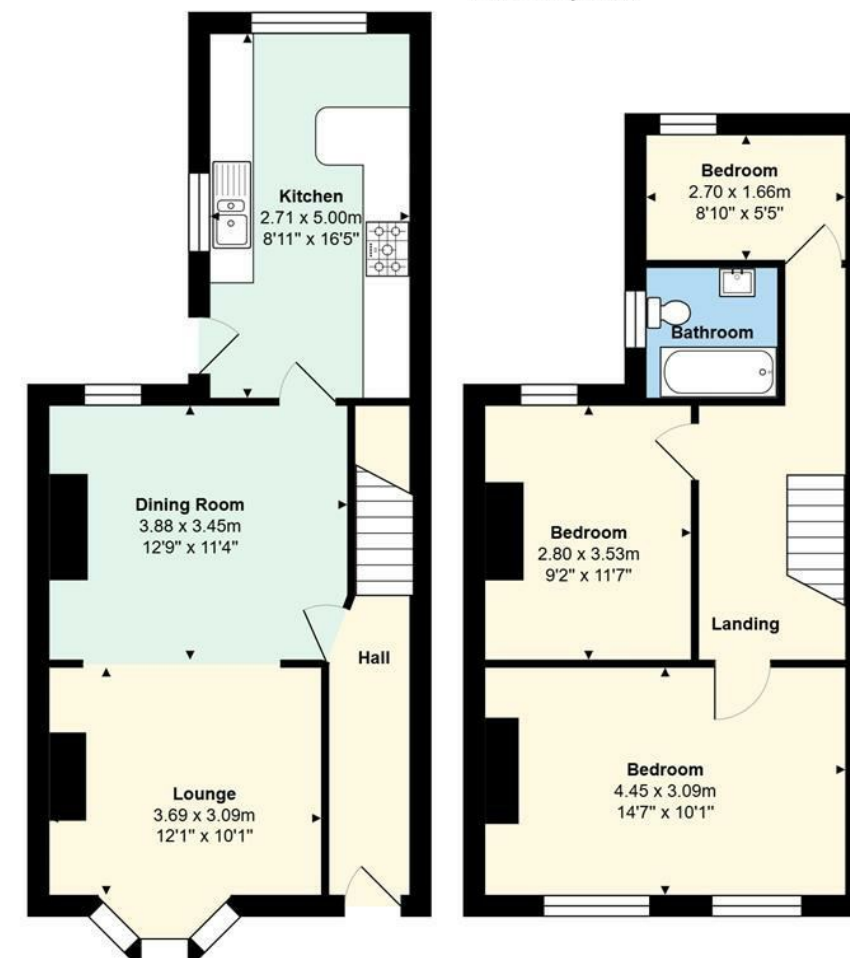




 Courtenay Road, Splott, Cardiff



19 Courtenay Road



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		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 	