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CARDIFF

VALE

CAERPHILLY

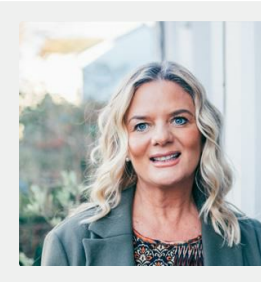
BRISTOL





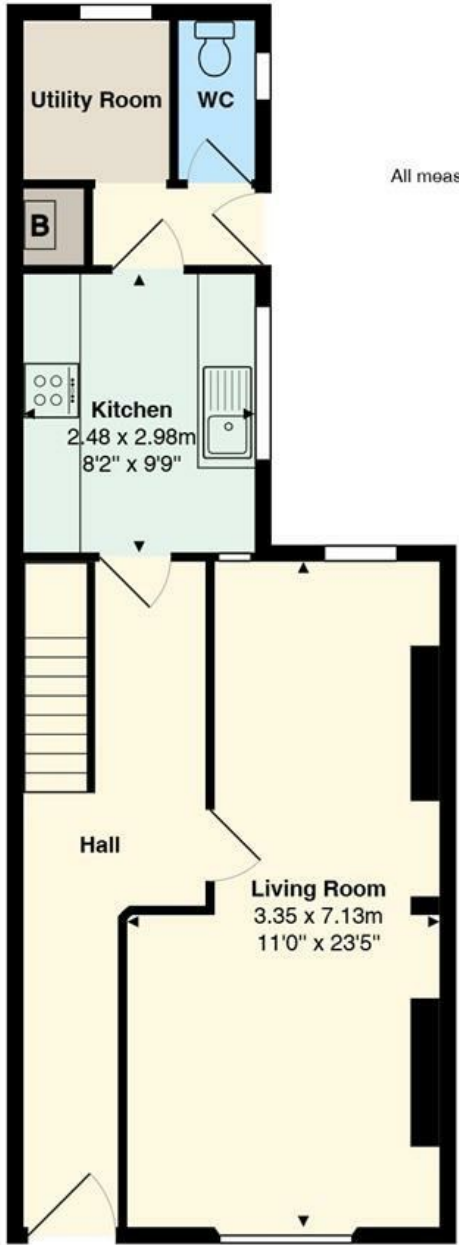
Two Double bedroom terraced home in the heart of Roath with first floor bathroom and close proximity to local shops, parks and amenities.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

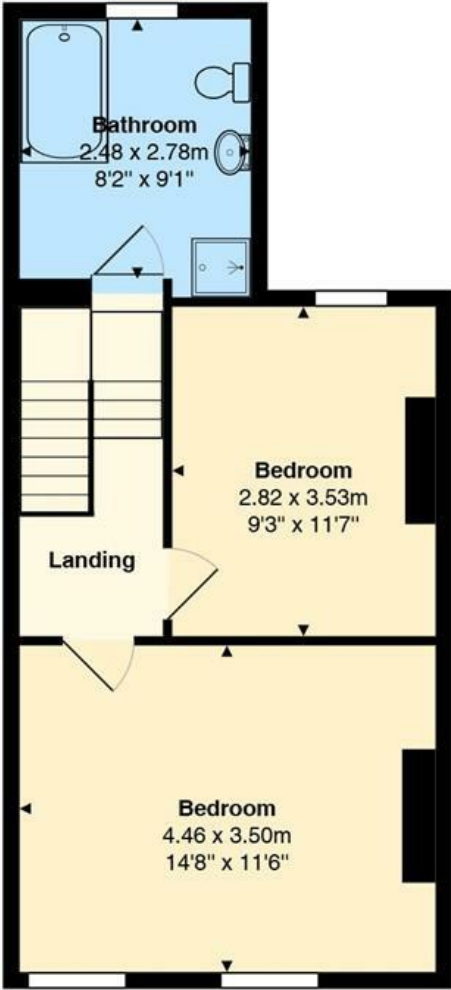
amanda@jeffreycross.co.uk



Bedford Street

Total Area: 85.5 m² ... 921 ft²

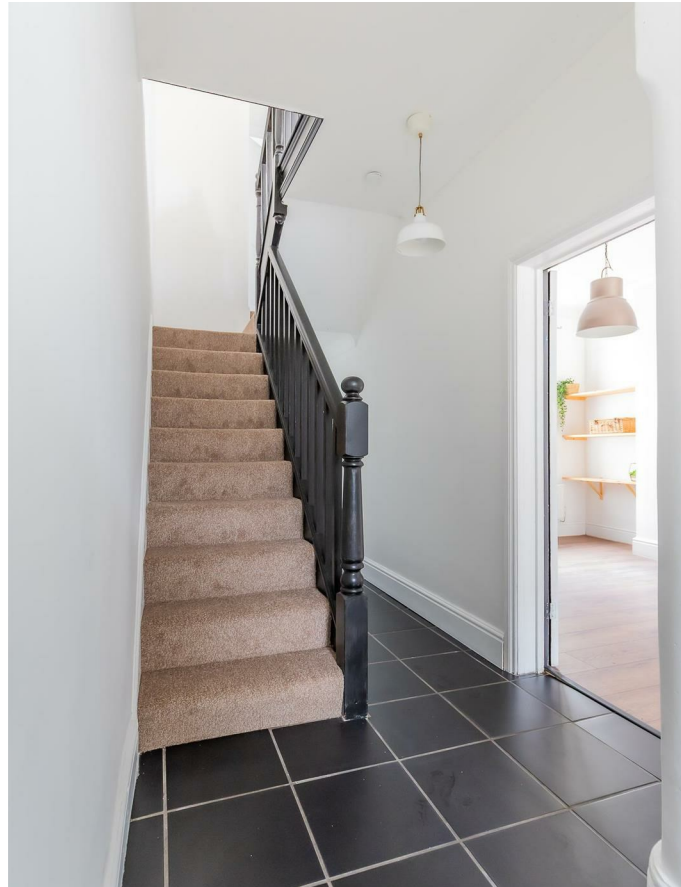
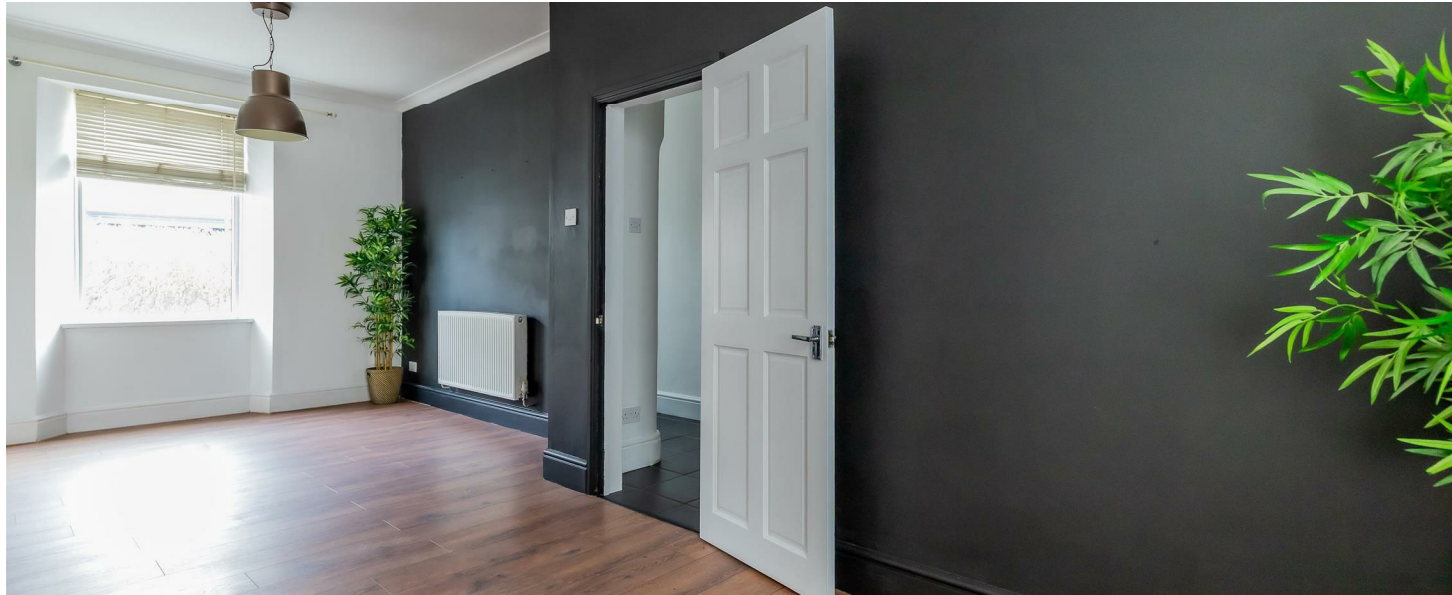
All measurements are approximate and for display purposes only



*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

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 ****

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Entrance Hall	Tenure
Lounge / Dining Room 11'0 x 23'0 (3.35m x 7.01m)	Freehold - To be confirmed by your legal advisor
Kitchen 8'2 x 9'9 (2.49m x 2.97m)	Council Tax
Lobby	Band C
Utility Room	School Catchment
W.C	Albany Primary School Cathays High School
Bathroom	Ysgol Mynydd Bychan (school relocated September 2025) Ysgol Gyfun Gymraeg Glantaf
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	





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		
England & Wales		EU Directive 2002/91/EC

