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CARDIFF

VALE

CAERPHILLY

BRISTOL





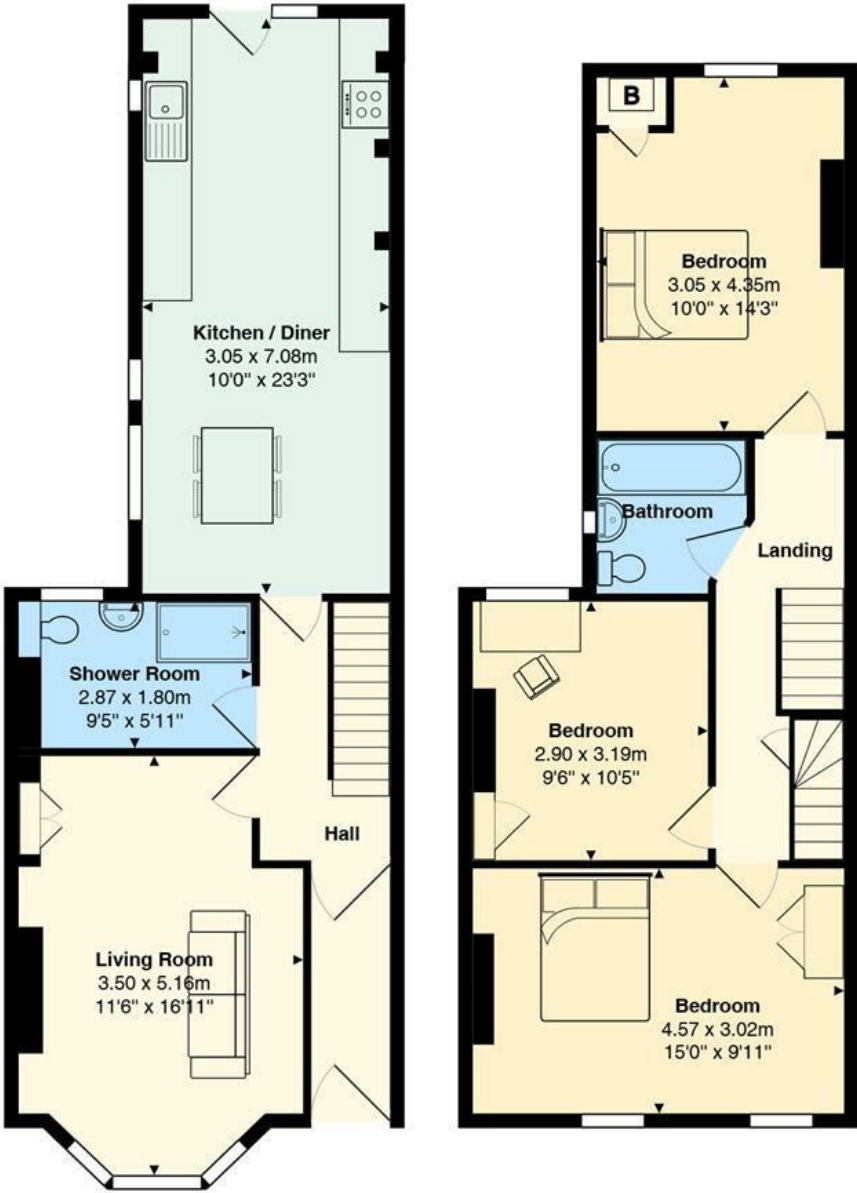
A great period property in the heart of Roath

Comments by Mr Ramzy Bancroft



Property Specialist
Mr Ramzy Bancroft
Branch manager

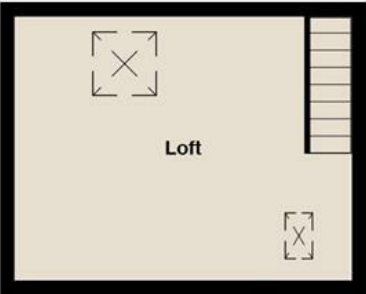
Ramzy@jeffreygross.co.uk



Angus Street

Total Area: 114.1 m² ... 1228 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Angus Street

Roath, Cardiff, CF24 3LX

Offers Over

£340,000



3 Bedroom(s)



2 Bathroom(s)



1228.00 sq ft



Contact our
Penylan Branch
02920 499680

* OFFERS OVER £340,000 *
A great size period property in the heart of Roath. Offering an entrance hall with original tiled floor, great size lounge, shower room, kitchen diner, landing, three double bedrooms, bathroom and handy loft room. Further benefiting from a court yard garden and NO ONWARD chain. Located on Angus street, you are well placed for Local shops on Albany Rd & Wellfield Rd, as well as Roath Park a short walk away.



Hall	Tenure Freehold, but this is to be confirmed by a buyers solicitor
Lounge	School catchment Roath Park Primary School Cardiff High School
Shower room	Ysgol Y Berllan Deg Ysgol Gyfun Gymraeg Bro Edern
	*subject to change & availability
Kitchen diner	Council tax Band - E
Landing	
Bedroom 1	
Bedroom 2	
Bedroom 3	
Bathroom	
Loft room	
Garden	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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	

