

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

SAPPHIRE STREET  
ROATH





**ENTRANCE HALL**

**LOUNGE**

0.91m.29.26mm x 0.91m.17.68mm (3.96m x 3.58m )

**DINING ROOM**

0.91m.16.46mm x 0.91m.12.80mm (3.54m x 3.42m )

**KITCHEN**

0.61m.10.97mm x 1.22m.2.44mm (2.36m x 4.08m )

**UTILITY ROOM**

**BATHROOM**

**BEDROOM ONE**

1.52m.3.05mm x 0.91m.17.68mm (5.10m x 3.58m )

**BEDROOM TWO**

0.91m.16.46mm x 0.91m.12.80mm (3.54m x 3.42m )

**BEDROOM THREE**

0.61m.21.95mm x 0.61m.26.21mm (2.72m x 2.86m )

**FIRST FLOOR W.C**

**GARDEN**

**TENURE**

Freehold - This is be confirmed with your legal representative.

**COUNCIL TAX**

Band D

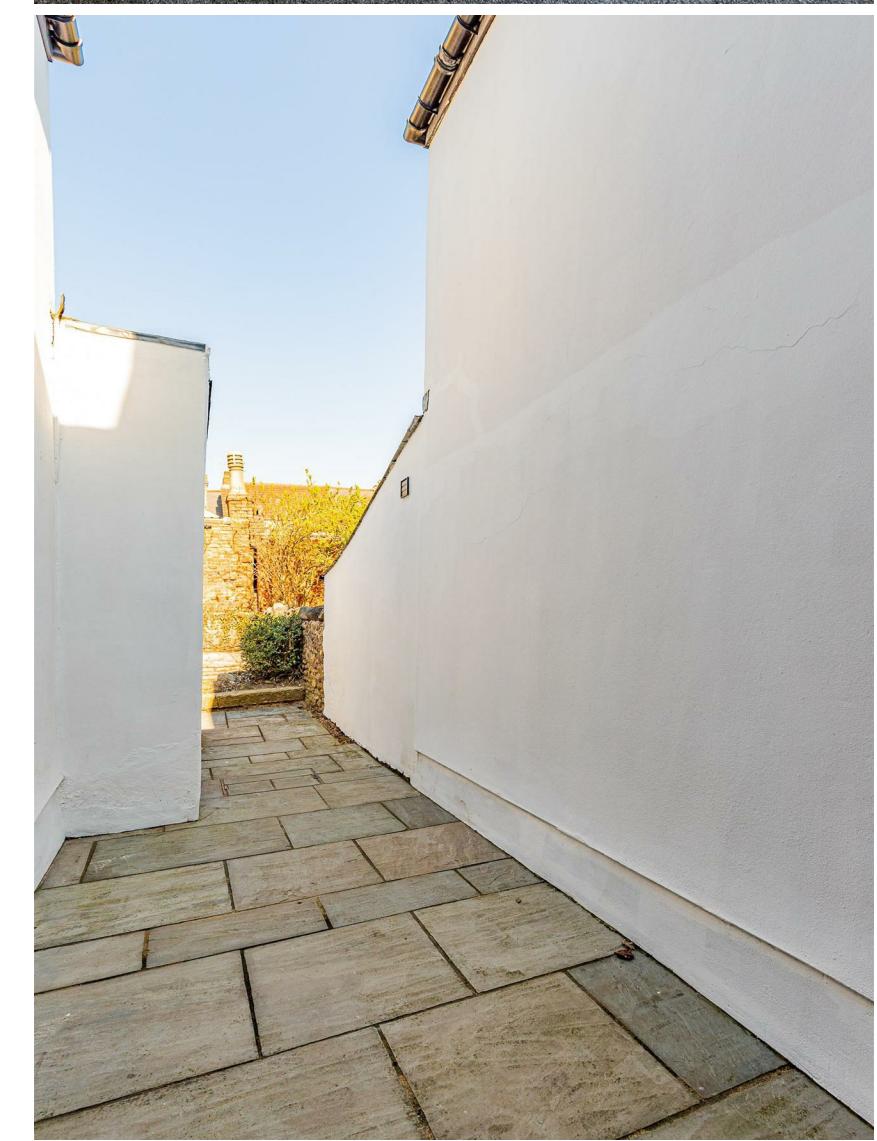
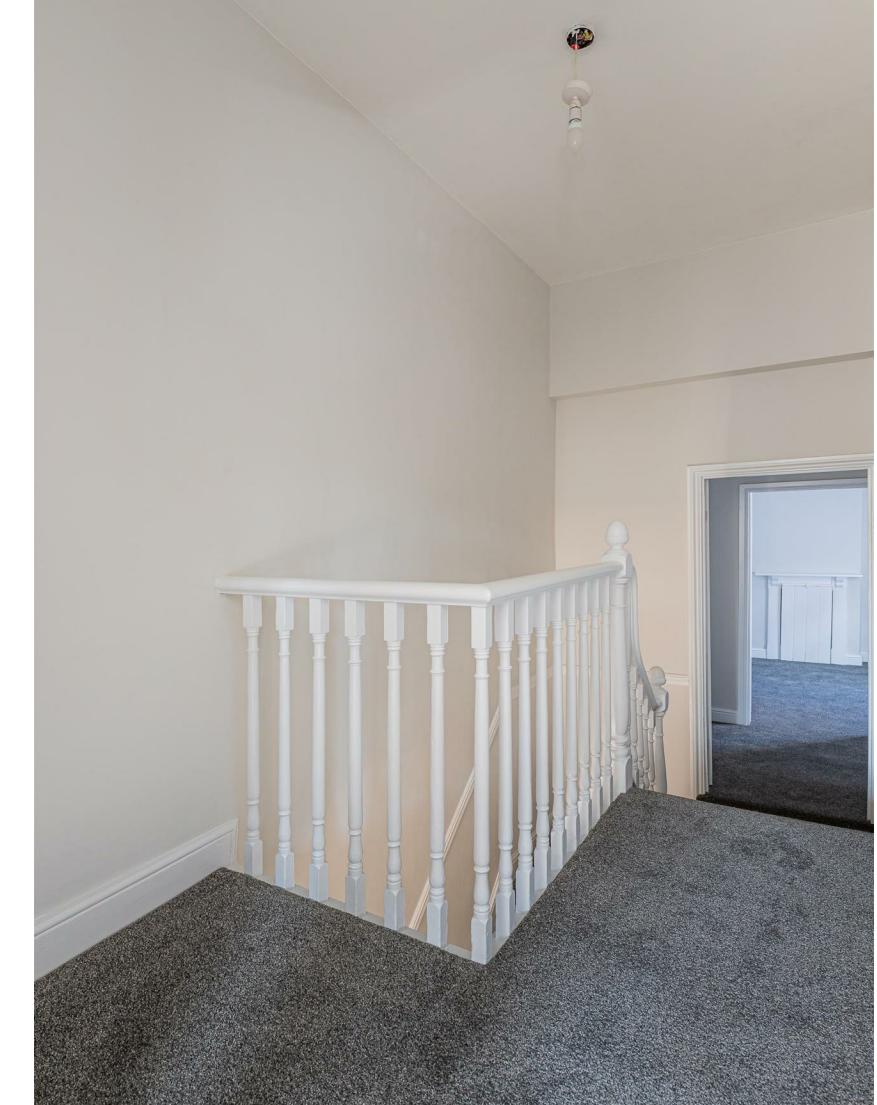
**SCHOOL CATCHMENT**

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)





## SAPPHIRE STREET

ROATH, CF24 1PY - £250,000



3 Bedroom(s)



1 Bathroom(s)



1119.00 sq ft

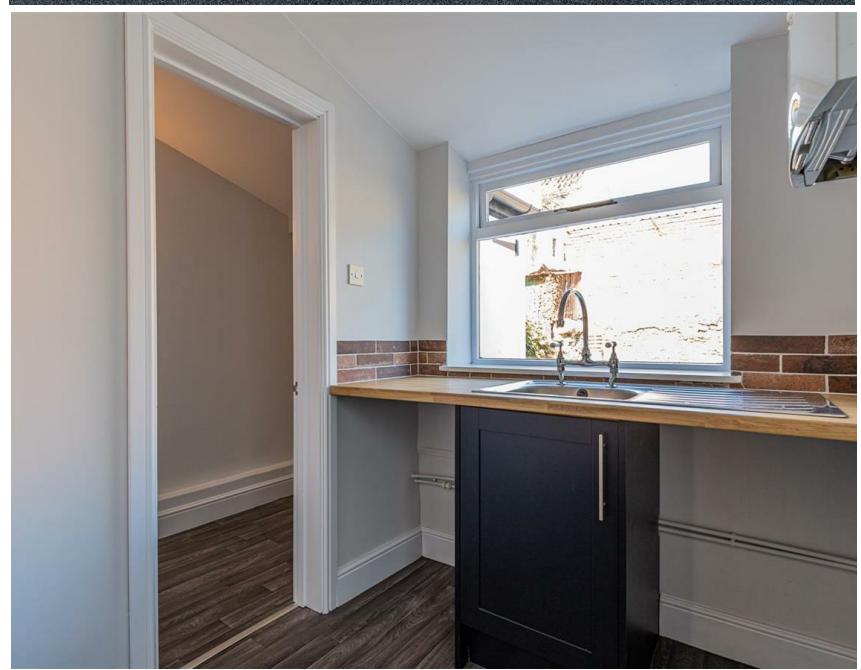
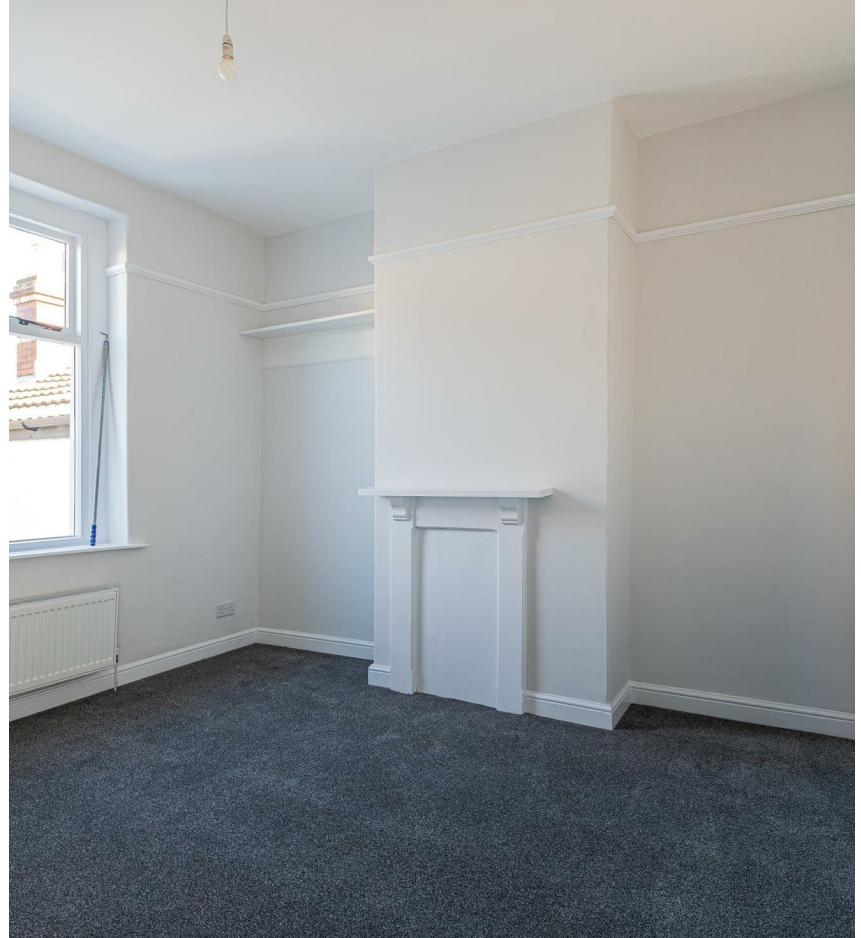
\*\*\* Offers over £250,000\*\*\* Jeffrey Ross are pleased to bring to the market this recently refurbished three double bedroom home close to Cardiff city Centre. The property comprises of entrance hall, lounge, dining room, newly fitted kitchen / utility room, and newly fitted bathroom with vaulted ceiling and Velux windows to the ground floor, to the first floor there are three double bedrooms and a separate W.C. Outside is a sunny rear garden where you can put your own stamp. Situated within close proximity to local shops and amenities as well as Cardiff City Centre

\*\* Chain Free \*\*



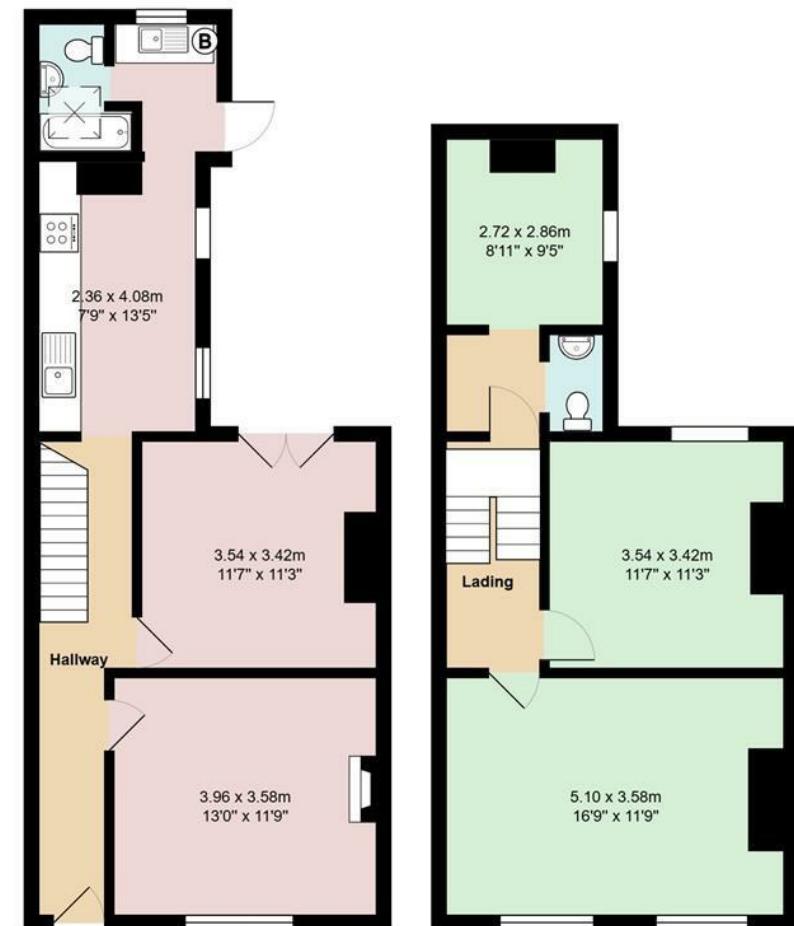
### PROPERTY SPECIALIST

Mrs Amanda Trinder  
[amanda@jeffreyross.co.uk](mailto:amanda@jeffreyross.co.uk)  
Senior valuer





Sapphire st



All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sapphire Street, Roath Cardiff

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EU Directive 2002/91/EC