CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



COWBRIDGE ROAD EAST

JeffreyRoss



HALLWAY

LOUNGE

3.71m x 3.63m (12'2 x 11'11)

DINING ROOM

3.28m x 3.25m (10'9 x 10'8)

3.18m x 3.94m (10'5 x 12'11)

UTILITY ROOM

WET ROOM

CELLAR

Access in Hallway

LANDING

BEDROOM 1

5.11m x 3.63m (16'9 x 11'11)

BEDROOM / LOBBY

**EN-SUITE** 

BEDROOM 2

3.20m x 3.23m (10'6 x 10'7)

**EN-SUITE** 

WARDROBE

BEDROOM/RECEPTION ROOM 3.33m x 3.25m (10'11 x 10'8)

BEDROOM 3

2.64m x 3.63m (8'8 x 11'11)

BEDROOM 4

2.24m x 3.63m (7'4 x 11'11)

SHOWER ROOM

TENURE

We are advised that this property is Freehold. This is to be confirmed by your legal representative.

EPC

RATING E

COUNCIL TAX

BAND

SCHOOL CATCHMENT







## **COWBRIDGE ROAD EAST**

CANTON, CF5 1BA - £375,000



Located in the heart of Canton is this imposing end of terrace three story house, offering great size and potential for further development. Previously split into four flats, this large Victorian property still retains many original features and charm and offers great accommodation as a family home or investment opportunity. Currently four/five double bedrooms, two en-suites, shower room, along with a great size lounge, dining room, and recently refurbished kitchen, utility space and basement. Further benefiting from off road parking to the rear.









Mrs Ruby Ledley ruby@jeffreyross.co.uk 02920499680 Valuer

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68)		
(39-54)	49	
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	