Grouse Street

Roath, Cardiff, CF24 3QZ

ROATH, CARDIFF

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ASKING PRICE

£250,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

732 SQ FT

STUNNING

OPEN PLAN

MODERN FITTED KITCHEN

STYLISH BATHROOM

FREEHOLD

THE PROPERTY

Nestled in the vibrant area of Roath, Cardiff, this beautifully presented end-terrace house on Grouse Street offers a delightful blend of modern living and comfort. Spanning an impressive 732 square feet, the property features an open-plan layout that maximises space and light, creating an inviting atmosphere for both relaxation and entertaining. Offering a bright spacious living space, a contemporary stylish fitted kitchen, equipped with modern fixtures and fittings, making it a perfect space for culinary enthusiasts. Upstairs the house boasts two generously sized double bedrooms, one currently used as a large dressing room. The contemporary bathroom is equally impressive, featuring marble tiles, and a shower over the bath.

Situated in a quiet road/ cul de Sac, ideal for those seeking a blend of convenience and community. Roath is known for its vibrant atmosphere, with an array of local shops, cafes, and parks just a stone's throw away. Whether you are a first-time buyer or looking to invest, this end-terrace house presents an excellent opportunity to enjoy modern living in a lively neighbourhood.

INSIDE

ACCOMMODATION

PROPERTY TYPE	HOUSE - END TERRACE
INTERNAL AREA	732 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	62 · POTENTIAL 81

Grouse Street

Total Area: 65.8 m² ... 708 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

Ramzy Bancroft

BRANCH MANAGER
PENYLAN BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk