

UNDER OFFER

Florentia Street

Cathays, Cardiff, CF24 4PE

CATHAYS, CARDIFF

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£145,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

441 SQ FT

FREEHOLD

LOFT ROOM

GARAGE

INDEPENDENT ACCESS

ONE DOUBLE BEDROOM

CHAIN FREE



THE PROPERTY

Priced to sell - This one bedroom apartment is offered for sale chain free. The property comprises of independent access, entrance hall, lounge / kitchen, bedroom, bathroom and part converted loft. Outside there is a detached garage. The property is Freehold with no service charges. Situated within close proximity to local shops, parks and amenities as well as a short walk to Cardiff City centre.



INSIDE



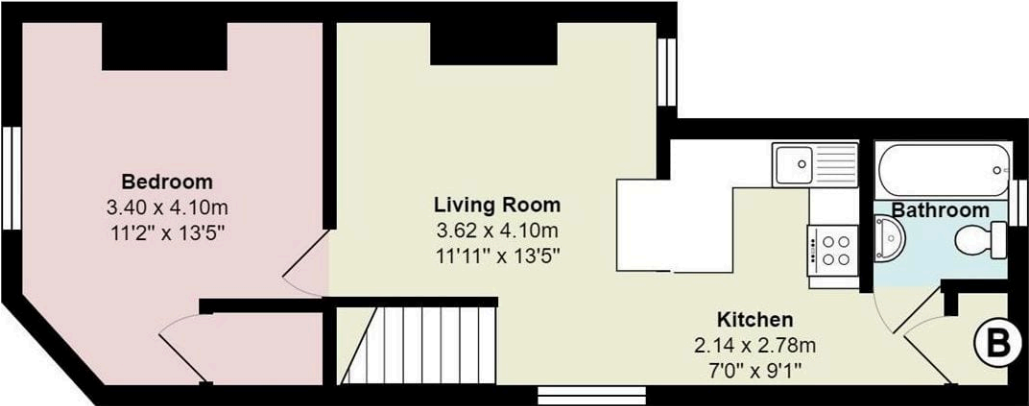
ACCOMMODATION

LOUNGE	0.91mm x 1.47mm
KITCHEN	0.61mm 0.61mm
BEDROOM	1.02mm x 1.22m.3.05mm

PROPERTY TYPE	FLAT
INTERNAL AREA	441 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	60 · POTENTIAL 63

FLOORPLAN

florentia st



All measurements are approximate and for display purposes only



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.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