

FOR SALE

Catherine Street

Cathays, Cardiff, CF24 4EF

CATHAYS, CARDIFF

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ASKING PRICE

£150,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

568 SQ FT

568 FT2

2 BEDROOMS

GROUND FLOOR

GREAT LOCATION



THE PROPERTY

Nestled in the vibrant area of Cathays, Cardiff, this charming lower maisonette on Catherine Street offers a delightful living experience. With two bedrooms, this property is perfect for young professionals, couples, as a comfortable home or buy to let investment close to the city centre.

Upon entering, you will appreciate the convenience of your own private entrance, providing a sense of independence and privacy. The spacious reception room serves as a welcoming area for relaxation and entertaining, while the built-in cupboards and storage solutions ensure that your living space remains tidy and organised. The maisonette boasts a well-appointed refurbished contemporary bathroom & Fitted kitchen. The property has been recently re-decorated throughout, with new carpets fitted. There is also a lockable outside storage shed. One of the standout features of this home is its fantastic location. Just a short walk from Cardiff city centre, you will have easy access to a plethora of shops, restaurants, and cultural attractions. Whether you are commuting for work or enjoying a leisurely day out, the convenience of this location cannot be overstated. Offered with NO ONWARD CHAIN.

INSIDE



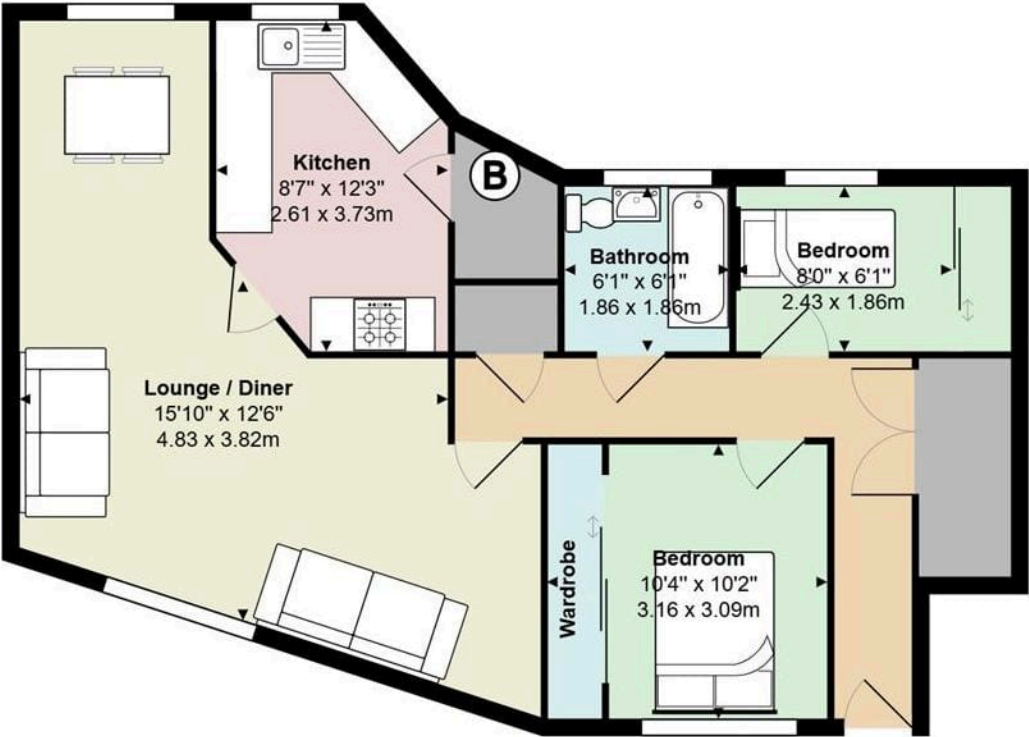
ACCOMMODATION

SERVICE CHARGE & GROUND RENT

We have been informed that the ground rent is £10 per year, and the service charge is in the region of £585 a year, but this is to be confirmed by your solicitor

PROPERTY TYPE	MAISONETTE - LOWER
INTERNAL AREA	568 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	73 · POTENTIAL 77

Catherine Street, Cathays



Total Area: 568 ft² ... 52.7 m²

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