

UNDER OFFER



Treharris Street

Roath, Cardiff, CF24 3HL

ROATH, CARDIFF

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£300,000

3 BEDROOMS
2 BATHROOMS
2 RECEPTIONS
1,054 SQ FT

SQ FT 1054

LOUNGE

KITCHEN / BREAKFAST ROOM

THREE DOUBLE BEDROOMS

STORAGE ROOM

CORNER PLOT

DINING / SITTING ROOM

GROUND FLOOR SHOWER ROOM

TWO BATHROOMS



THE PROPERTY

Asking Price £300,000 We are pleased to offer for sale, this deceptively spacious end of terrace home. The property offers three great size bedrooms, bathroom, lounge, sitting room, kitchen / Breakfast room and ground floor W.C The property further benefits from two separate entrances, the option of off road parking, and a garden room with potential to be converted or turned into a garage. Very well presented throughout.

Located conveniently within very close proximity to Albany Road, and City road as well as a short walk to Roath Park & Cardiff City Centre.





ACCOMMODATION

LOUNGE	3.89m x 3.48m
DINING ROOM	4.06m x 3.53m
KITCHEN / BREAKFAST ROOM	5.64m x 2.57m
BEDROOM ONE	4.09m x 3.45m
BEDROOM TWO	3.20m x 2.67m
BEDROOM THREE	2.64m x 2.72m

PROPERTY TYPE	HOUSE - END TERRACE
INTERNAL AREA	1,054 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	56 · POTENTIAL 82

Treharris Street

Main Building: Total Interior Area Above Grade 98.82 m²



Not to scale. Measurements are approximate and for illustration 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