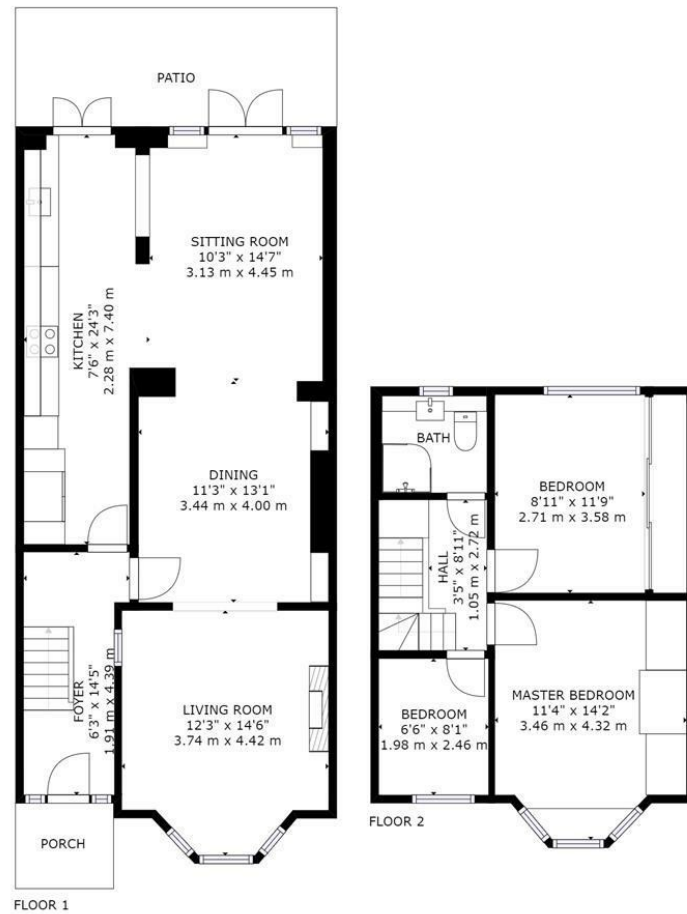




Gelligaer Gardens

3 Bedrooms - Cardiff - CF24 4LT - £320,000 Freehold



GROSS INTERNAL AREA
 FLOOR 1: 729 sq ft, 68 m²; FLOOR 2: 446 sq ft, 41 m²
 TOTAL: 1175 sq ft, 109 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Virtual Reality & 3D Scaled models of all of our properties for sale.
 You can even walk around them on our website



Pontcanna
 223-225 Cathedral Road
 Pontcanna, Cardiff
 CF11 9PP

Roath
 38 Wellfield Road
 Roath, Cardiff
 CF24 3PB

Llanishen
 54 Station Road
 Llanishen, Cardiff
 CF14 5LU

Cathays
 89 Woodville Road
 Cathays, Cardiff
 CF24 4DX

029 2049 9680
 info@jeffreyross.co.uk
 www.jeffreyross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

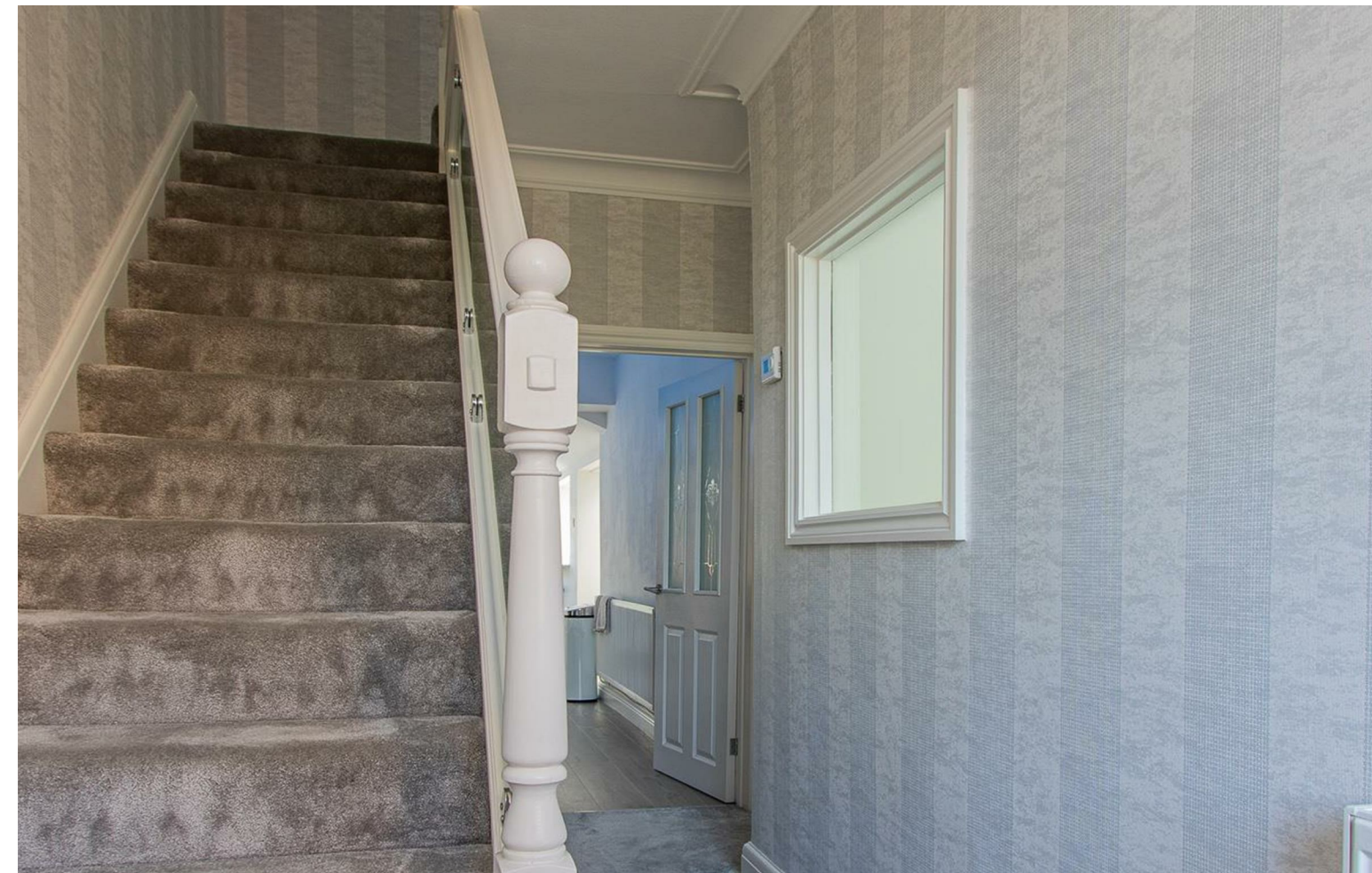
Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

JeffreyRoss

find us on





Entrance Hall

Lounge

3.77m x 4.30m (12'4" x 14'1")

Kitchen

1.86m x 7.14m (6'1" x 23'5")

Dining Room

3.45m x 3.79m (11'3" x 12'5")

Conservatory

3.00m x 4.36m (9'10" x 14'3")

Landing

Bedroom One

2.95m x 4.37m (9'8" x 14'4")

Bedroom Two

2.71m x 3.60m (8'10" x 11'9")

Bedroom Three

1.98m x 2.64m (6'5" x 8'7")

Shower Room

1.92m x 1.80m (6'3" x 5'10")

Loft Room

2.62m x 4.94m (8'7" x 16'2")

Rear garden

Double Garage

Council Tax
Band G

Tenure

Freehold - This is to be confirmed with your legal representative

School catchment

Gladstone Primary School (year 2019-20)

Note Howardian Primary catchment area yet to be established Applications are welcomed

My Secondary Catchment Area is

Cathays High School (year 2019-20)

Ysgol Mynydd Bychan (year 2019-20)

Note Ysgol Hamadryad catchment area yet to be established Applications are

welcomed
My Welsh Secondary Catchment Area is
Ysgol Gyfun Gymraeg Glantaf (year 2019-20)





***** Guide price £320,000 - £ 330,000 ***** Jeffrey Ross are proud to bring to the market this immaculate and beautifully presented family home in the sought after area of Gelliger gardens. This impressive three bedroom home comprises of open plan kitchen diner / conservatory, lounge, three bedrooms, first floor bathroom, loft room, garage and sunny rear garden. Within easy walking distance of the local amenities and city Centre.

Take a look around our Virtual Viewing to appreciate the standard. Please book your viewing via our Penylan office.

<https://my.matterport.com/show/?m=Z6hSKz7uHoV>

- Beautifully Presented
- Recently Fitted Modern Kitchen
- Large Sunny Rear Garden
- Garage
- Loft Room
- Conservatory

sq ft

