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CARDIFF

VALE

CAERPHILLY

BRISTOL



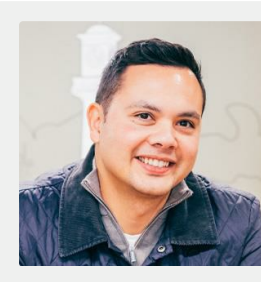
*Grouse Street*

ROATH



*A great house with a stunning stylish interior. A must view !*

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



*"Such a quiet street, yet close to town, shops and parks. Weve loved being here and renovating the property to a high standard."*

Comments by the Homeowner





|                                                         |
|---------------------------------------------------------|
| Lounge area                                             |
| Dining Area                                             |
| Kitchen                                                 |
| Lobby/ utility space                                    |
| Bathroom                                                |
| Landing                                                 |
| Bedroom 1                                               |
| Bedroom 2                                               |
| Garden                                                  |
| Tenure                                                  |
| Freehold, but this is to be confirmed by your solicitor |
| Council tax                                             |
| Band - D                                                |

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 81                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 62      |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |



# Grouse Street

Roath, Cardiff, CF24 3QZ

Asking Price

£250,000

2 Bedroom(s)

1 Bathroom(s)

732.00 sq ft

Contact our

*Penylan Branch*

02920 499680

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.



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