



Cowbridge Road East, Cardiff CF5 1JJ

welcome to

Cowbridge Road East, Cardiff

- TWO BEDROOM GROUND FLOOR FLAT
- LOUNGE
- KITCHEN
- SHOWER ROOM
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£220,000

We are offering for sale this spacious two bedroom ground floor flat situated in a popular location within easy access to Canton high street and Victoria Park. The property briefly comprises of; Communal entrance hall, inner hallway, two well proportioned bedrooms, shower room and kitchen.

Lounge

11' 8" x 8' 8" (3.56m x 2.64m)

Kitchen

Shower Room

Bedroom 1

14' 4" x 10' 1" (4.37m x 3.07m)

Bedroom 2

11' 8" x 8' 2" (3.56m x 2.49m)



view this property online allenandharris.co.uk/Property/CTN109047



Property Ref:

CTN109047 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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