



## First Floor Flat Ferndale offers in excess of £140,000

- Council Tax Band - C
- First Floor Apartment
- On Street Permit Parking
- Share of Freehold
- Close to Cardiff City Centre
- EPC Rating: D



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## About the property

Located in the sought after area of Grangetown is this first floor two bedroom flat within a converted house! This property would make a PERFECT First Time Buy or Investment Purchase. The flat is just walking distance to local high street and Cardiff City Centre that houses all local amenities and attractions!!! Internally the property comprises entrance hall, lounge, kitchen, master bedroom, bedroom two and bathroom. There is resident permit parking on street to the front of the property. To the rear is fire escape access through the garden. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hallway

### First Floor Landing

### Living Room

10' 1" x 8' 2" ( 3.07m x 2.49m )

### Kitchen

6' 2" x 10' 1" ( 1.88m x 3.07m )



### **Master Bedroom**

10' 10" x 13' 11" ( 3.30m x 4.24m )

### **Bedroom Two**

12' 9" x 9' ( 3.89m x 2.74m )

### **Bathroom**

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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