



## Ground Floor Kings offers in the region of £250,000

- Council Tax Band - D
- House Converted into Two Flats and Available to Purchase Separately or as Whole Dwelling
- Two Bedrooms with Ensuites
- Garden to Rear
- Sought After Location
- EPC Rating: C



 2  2  1



## About the property

Situated in the sought after location of Pontcanna is this two bedroom converted ground floor flat that would be a great First Time Buy! Just walking distance from all local amenities such as shops, cafes, pubs, restaurants and transport links, the property is also within close proximity to Cardiff City Centre, Principality Stadium and Cathedral Road. Internally the property comprises entrance hall, kitchen, lounge, master bedroom with ensuite and second bedroom with ensuite. To the front of the property is resident permit parking and to the rear of the property is an enclosed 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

### Master Bedroom

14' 8" max x 12' 2" ( 4.47m max x 3.71m )

### Ensuite

### Bedroom Two

11' 4" x 9' 4" ( 3.45m x 2.84m )

### Ensuite



## Lounge

13' x 10' 7" ( 3.96m x 3.23m )

## Kitchen

7' 1" x 6' 11" ( 2.16m x 2.11m )

## Store Room

## Garden

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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