



## Rutland Street, offers in the region of £150,000

- NO CHAIN
- Share of Freehold
- Converted Flat
- Sought After Location
- Close to Cardiff City Centre
- EPC Rating: C



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## About the property

Situated within Grangetown, Cardiff is this top floor two bedroom flat in a converted house. Located just a stone throw from Cardiff City Centre, this property is within close proximity to all local amenities, attractions and transport links. It further benefits from having Hereford Street Park on its doorstep. Internally the property comprises communal entrance with stairs to flat. Lounge to front, kitchen, bathroom and second bedroom. To the second floor is the master bedroom located within the loft conversion. The property also benefits from on street resident parking. Viewings are highly recommended for this property as it would make an ideal First Time Buy or fantastic Investment Opportunity. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Stairs To Flat

### Lounge

14' 4" max x 10' 9" ( 4.37m max x 3.28m )

### Kitchen

5' 5" x 10' 7" ( 1.65m x 3.23m )





## Master Bedroom

9' 5" x 10' 2" ( 2.87m x 3.10m )

Restricted Head Height

## Bedroom Two

10' 4" max x 13' 9" max ( 3.15m max x 4.19m max )

restricted head height

## Bathroom

## Floorplan



Total floor area 62.1 m<sup>2</sup> (668 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## 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.