

# Elm Street, offers over £210,000

- Three Bedroom Ground Floor Flat
- Converted House
- Share of Freehold
- Rear Sun Trap Garden
- Minimal Charges
- Open Plan Kitchen Living Room
- Exceptionally Presented Throughout
- Local Amenities
- EPC Rating: Awaited









# About the property

Welcome to Elm Street, Ground floor three bedroom converted house sold with a share of the freehold and private garden included. This exceptional property is a stone throw from the heart of Cardiff and local amenities.

# Accommodation

**Entrance Hallway** 

**Kitchen/Living Room** 

21' 11" Max x 10' 7" Max ( 6.68m Max x 3.23m Max )

**Bathroom** 

**Bedroom One** 

11' 1" x 7' 11" ( 3.38m x 2.41m )

**Bedroom Two** 









11' 5" Max x 9' 11" Max ( 3.48m Max x 3.02m Max )

#### **Bedroom Three**

11' 2" x 7' 11" ( 3.40m x 2.41m )



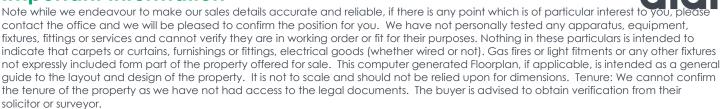
## **Floorplan**



Total floor area 62.8 m² (676 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.focalagent.com

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