



## 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



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## 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 )



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## Floorplan



Total floor area 62.8 m<sup>2</sup> (676 sq.ft.) approx

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