

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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RAWDEN PLACE

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, CF11 6LF - £210,000




Welcome to this charming ground floor duplex maisonette located in Riverside, Cardiff. This delightful property boasts two well-proportioned bedrooms, 2 bathrooms, modern kitchen & and welcoming reception room, making it an ideal choice for couples, small families, or those seeking a comfortable space.

The flat is well presented, ensuring that you can move in with ease and enjoy your new surroundings from day one.

The layout of this property enhances the overall functionality of the home, catering to modern living needs.

The maisonette also benefits from a lovely garden.

Situated in a central location, this property offers excellent access to local amenities, transport links, and the vibrant culture of Cardiff. This ground floor maisonette in Rawden Place is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Cardiff.

 2 bedroom(s)  2 bathroom(s)  650.00 sq ft

COMMUNAL HALLWAY

ENTRANCE HALL

LOUNGE DINER
3.91m x 2.90m (12'10" x 9'6")

KITCHEN
3.00m x 3.00m (9'10" x 9'10")

LANDING

BEDROOM 1
3.00m x 2.06m (9'10" x 6'9")

EN-SUITE

BEDROOM 2
3.00m x 3.00m (9'10" x 9'10")

BATHROOM

GARDEN
Private low maintenance court yard garden.


TENURE
We are advised this property is sold with share of freehold. This is to be confirmed by your legal representative.

EPC
RATING C

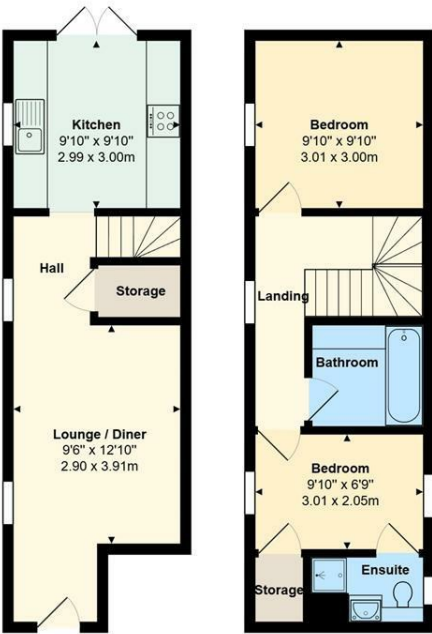
COUNCIL TAX
BAND B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Flat 2, 1, Rawden Place, Riverside, CF11 6LF



Total Area: 650 ft² ... 60.4 m²

All measurements are approximate and for display purposes only