



## Flat 4

Ninian Road | Roath | Cardiff | CF23 5HX

**£950 PCM**



Stag Properties

# Flat 4

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Nestled in the vibrant area of Roath, Cardiff, this charming one-bedroom flat on Ninian Road offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property boasts a well-appointed bedroom, providing a peaceful retreat after a long day. The bathroom is modern and functional, catering to all your daily needs.

Situated in a lively neighbourhood, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, making it an ideal location for those who appreciate a bustling community atmosphere. The flat is also well-connected to public transport, ensuring

- 1-bedroom flat in Roath
- Spacious living area
- Near public transport links
- Bright and airy interior
- Walking distance to parks
- Modern bathroom design
- Close to local amenities
- Ideal for singles or couples
- Secure entry system
- Viewing recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band E  
EPC Rating E

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