



Sheppard
& Bear

Rowsby Court | Pontprennau | Cardiff | CF23 8FG

Price £150,000



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Welcome to this charming first-floor flat located in the highly sought-after area of Rowsby Court, Pontprennau, Cardiff. This well-presented property boasts a comfortable living space of 500 square feet, making it an ideal choice for individuals or couples seeking a modern and convenient lifestyle.

Upon entering, you will find a bright and inviting reception room that serves as the perfect space for relaxation or entertaining guests. The flat features a beautifully refitted modern kitchen, equipped with contemporary appliances and ample storage, ensuring that cooking and dining experiences are both enjoyable and efficient.

The property comprises one spacious bedroom, providing a peaceful retreat at the end of the day. The

- Sought after Pontprennau location
- First floor flat, well presented
- Refitted modern kitchen
- Off road and visitors parking
- Bike store shelter available
- Near bus stop and amenities
- Close to Waitrose, Lidl, Aldi
- Easy access to A48M and M4
- Fantastic first time buy
- Viewing highly recommended

Entrance communal hall and flat hallway

Lounge/dining room
17'10 x 12'3 (5.44m x 3.73m)

Kitchen
7'7 x 6'6 (2.31m x 1.98m)

Bedroom
12'4 x 9'5 (3.76m x 2.87m)

Bathroom
6'6 x 6'0 (1.98m x 1.83m)

Outside



Approx Gross Internal Area
46 sq m / 500 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	84
(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	

Council Tax Band D
EPC Rating C

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