



Sheppard
& Bear

Flat 1

Connaught Road | Roath | Cardiff | CF24 3PY

£150,000



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Nestled on Connaught Road in the vibrant area of Roath, Cardiff, this charming one-bedroom ground floor flat offers a delightful living experience. Spanning an efficient 311 square feet, the property is beautifully presented and features a well-designed lounge that seamlessly integrates with the kitchen and dining area, creating a perfect space for relaxation and entertaining.

The flat includes a modern shower room, ensuring convenience and comfort for its occupants. One of the standout features of this property is the garden area or driveway located at the rear, providing a lovely outdoor space to enjoy.

Situated in a prime location, residents will benefit from a wealth of shops, cafes, and eateries just a stone's

- Ground floor flat
- Open-plan lounge/kitchen/diner
- Garden area or driveway at rear
- Near shops, cafes, amenities
- Walking distance to city centre
- Beautifully presented throughout
- Modern shower room
- No onward chain
- Parks nearby for leisure
- Share of freehold

Entrance communal hall

Flat hallway

Lounge/kitchen/diner

14'2 x 11'8 (4.32m x 3.56m)

Bedroom

8'0 x 6'10 (2.44m x 2.08m)

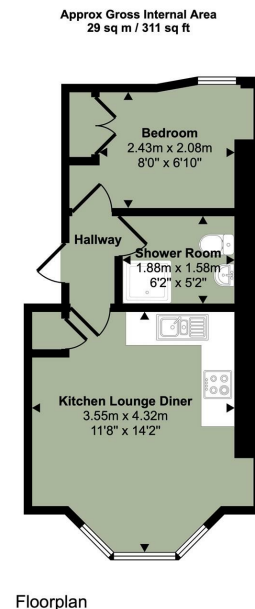
Shower room

6'2 x 5'2 (1.88m x 1.57m)

Forecourt to front

Communal

garden/driveway to rear



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		76
(55-68) D	58	
(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 A
EPC Rating **D**

Cyncoed
Cardiff
CF23 6SZ
02921 051927
sales@sheppardandbear.com