



Sheppard
& Bear

Cottrell Road | Roath | Cardiff | CF24 3EZ

£240,000



Sheppard & Bear

Cottrell Road | Roath

Cardiff | CF24 3EZ

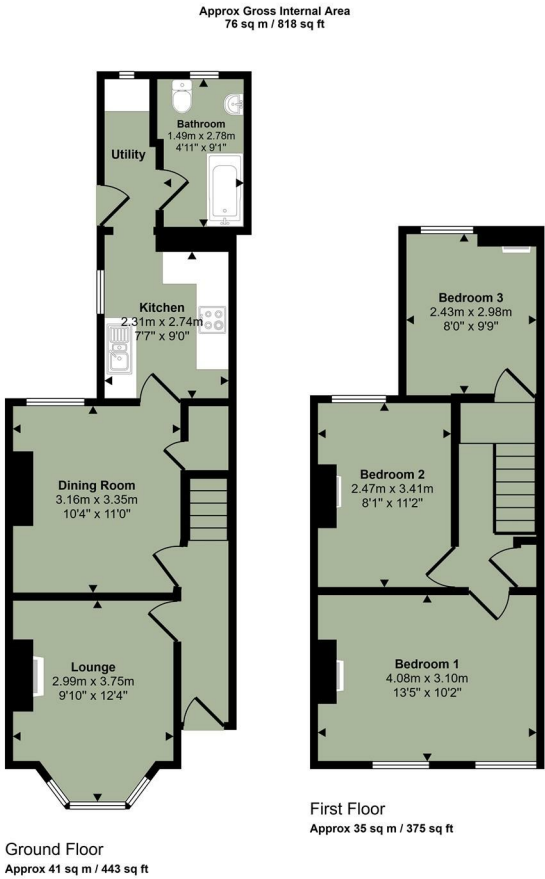
£240,000

Nestled on Cottrell Road in the vibrant area of Roath, Cardiff, this three-bedroom mid-terrace property presents an excellent opportunity for those seeking a home with character and potential. Spanning 818 square feet, the house boasts a delightful bay front and a forecourt that adds to its curb appeal.

Upon entering, you are greeted by an entrance hall with original period tiled flooring, leading you into the lounge and dining room, perfect for entertaining or relaxing with family. The kitchen, along with a utility area, provides practical space for everyday living, while the ground floor bathroom adds convenience.

The first floor features a landing that opens up to three well-proportioned bedrooms, offering ample space for rest and relaxation. Outside, the property benefits from a front forecourt and an enclosed rear garden,

- Three bedrooms, mid terrace
- Original period tiled flooring
- Ground floor bathroom
- Near Albany and Welfield road
- Walking distance to city centre
- Bay fronted
- Two reception rooms
- Enclosed rear garden
- Close to Roath Park
- No onward chain



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		
(55-68) D	67	78
(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 **D**

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