



## Flat 3

Ninian Road | Roath | Cardiff | CF23 5EP

**£850 PCM**



Stag Properties

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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 a comfortable home. The flat features a well-appointed bedroom that provides a peaceful retreat, along with a modern bathroom designed for convenience and style.

The property is situated in a lively neighbourhood, known for its friendly community and excellent local amenities. Residents can enjoy easy access to a variety of shops, cafes, and parks, making it an ideal location for those who appreciate both convenience and leisure. The flat is

- 1-bedroom flat in Roath
- Located on Ninian Road
- Ideal for singles or couples
- Near parks and schools



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band C  
EPC Rating D

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