



Rowsby Court | Pontprennau | Cardiff | CF23 8FG

£170,000

Sheppard



Sheppard & Bear

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£170,000

Welcome to this modern two-bedroom flat located in the desirable Rowsby Court, nestled in the tranquil area of Pontprennau, Cardiff. Spanning an impressive 580 square feet, this property offers a comfortable and contemporary living space, perfect for individuals or small families.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features two spacious bedrooms, ensuring ample room for rest and personal space. The bathroom is conveniently located, designed with modern fixtures to meet your everyday needs.

One of the standout features of this property is the Juliet balcony, which allows for a delightful view and

- Modern two-bedroom flat
  - Juliet balcony feature
  - Near supermarkets
  - Located in Pontprennau
  - Viewing recommended
- Allocated parking space
  - Cul-de-sac location
  - Close to M4 access
  - 580 sq ft living space

Communal Entrance  
Hall

Entrance Hall

Lounge Diner  
11'11 x 16'6 (3.63m x 5.03m)

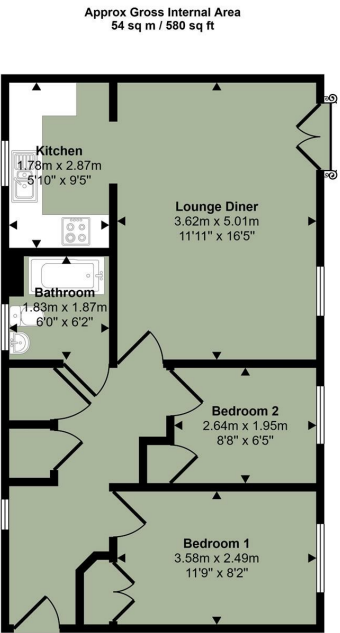
Kitchen  
5'10 x 9'5 (1.78m x 2.87m)

Bedroom One  
11'9 x 8'2 (3.58m x 2.49m)

Bedroom Two  
8'8 x 6'5 (2.64m x 1.96m)

Bathroom  
6'0 x 6'2 (1.83m x 1.88m)

Allocated Parking Space



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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>74</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Council Tax Band **D**  
EPC Rating **C**

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