



## Flat 4

Braeval Street | Roath | Cardiff | CF24 4SJ

**£1,600 PCM**



Stag Properties

# Flat 4

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This spacious flat is located on Braeval Street in the vibrant area of Roath, Cardiff. With four well-proportioned bedrooms, this property offers ample space for families or those looking to share. The flat features one bathroom, providing essential facilities for everyday living.

Situated in a lively neighbourhood, residents will benefit from a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to public transport, making it convenient for commuting to the city centre and beyond.

This flat presents a practical living space in a desirable location, ideal for those seeking comfort and convenience in Cardiff.

- 4 spacious bedrooms
- Located in Roath, Cardiff
- Close to local amenities
- Convenient city location
- Viewing recommended



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C

EPC Rating C

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