



Sheppard
& Bear

First Floor Flat

Ninian Road | | Cardiff | CF23 5EN

Asking price £485,000



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Nestled in the vibrant heart of Cardiff, this exceptional flat conversion on Ninian Road offers a unique blend of modern living and classic charm. Spanning an impressive 1,114 square feet, this property is truly one of a kind, making it a rare find in one of the most sought-after locations in the city.

The flat boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The three well-appointed bedrooms provide ample space for family or guests, while the two bathrooms ensure convenience and comfort for all.

The property's layout is thoughtfully designed, allowing for a seamless flow between living spaces. The character of the flat is enhanced by its conversion features, which add a touch of elegance and warmth.

- Rare, unique property
- 3 spacious bedrooms
- 2 cosy reception rooms
- Annex with own entrance
- Viewing highly recommended
- Sought-after Ninian Road
- 2 modern bathrooms
- Flat conversion style
- Versatile living

- Entrance
- Lounge/dining room and balcony
- Bedroom one
- Bedroom two
- Bedroom three
- Bathroom
- Kitchen/breakfast room
- Terrace and courtyard garden
- Annex
- Additional information
- Interested facts and vendors words



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 E
EPC Rating C

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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.