



Sheppard
& Bear

Rowsby Court | Pontprennau | Cardiff | CF23 8FG

£175,000



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Welcome to this charming two-bedroom first floor flat located in the desirable Rowsby Court, Pontprennau, Cardiff. Spanning an impressive 627 square feet, this immaculate property is perfect for those seeking a modern and comfortable living space.

Upon entering, you will find a spacious lounge/dining room that boasts a delightful Juliet balcony, allowing natural light to flood the area and providing a lovely view. The flat features a contemporary refitted shower room, designed with modern fixtures and finishes, ensuring a stylish and functional space for your daily routines.

This property also includes one allocated parking space, with additional visitors' parking available, making it

- Two bedrooms
- Lounge/dining with Juliet balcony
- Allocated parking space
- Near supermarkets, A48 and M4
- No onward chain
- Modern refitted shower room
- Immaculate first floor flat
- Purpose-built development
- Ideal for commuters
- Viewing highly recommended

Entrance communal hall

Shower room

6'6 x 5'10 (1.98m x 1.78m)

Flat hallway

Allocated parking space

Living/dining room

16'8 x 12'7 (5.08m x 3.84m)

Visitors parking spaces

Kitchen

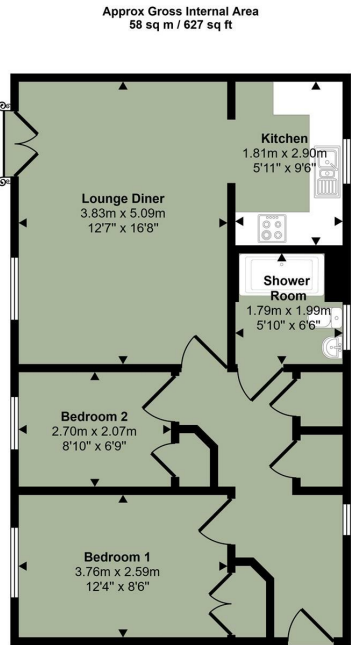
9'6 x 5'11 (2.9m x 1.8m)

Bedroom one

12'4 x 8'6 (3.76m x 2.59m)

Bedroom two

8'10 x 6'9 (2.69m x 2.06m)



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		81
(69-80) C	73	
(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 D
EPC Rating C

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