



COWBRIDGE ROAD EAST

CANTON





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CANTON, CF11 9DT - ASKING PRICE £130,000



1 bedroom(s)



1 bathroom(s)



540.00 sq ft

PROPERTY SPECIALIST

Mr Julian Preston

julian@jeffreygross.co.uk


02920 499 680

Senior valuer





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 	

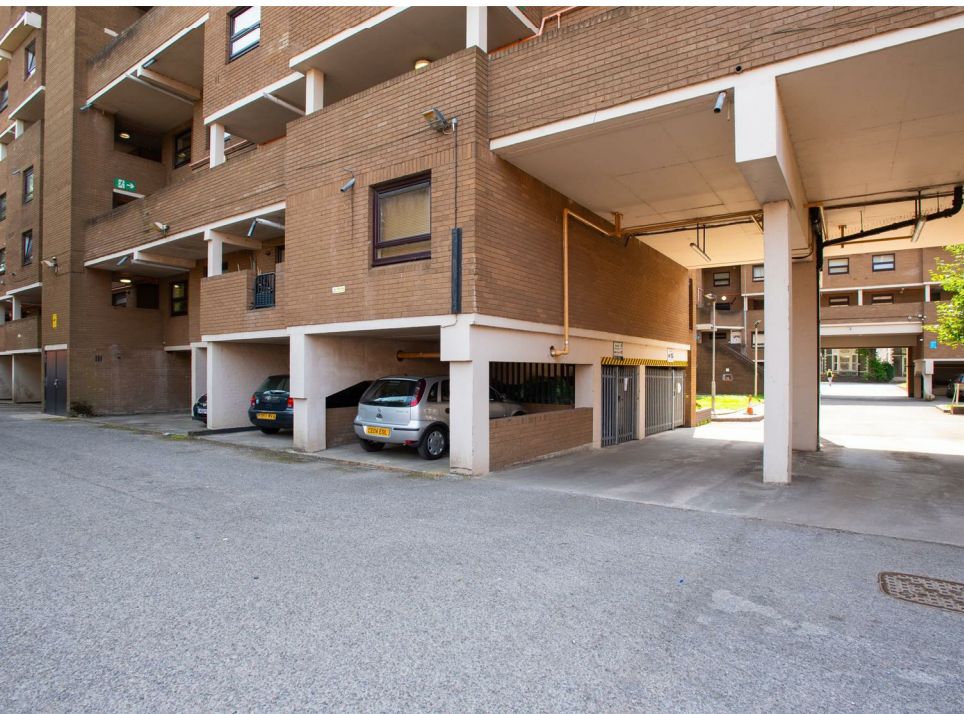








West Lee, Cowbridge Road East, Canton, Cardiff



HALLWAY

1.93m x 1.55m (6'4" x 5'1")

BATHROOM

1.93m x 1.78m (6'4" x 5'10")

KITCHEN

3.40m x 2.21m max (11'2" x 7'3" max)

LOUNGE

4.78m x 3.48m (15'8" x 11'5")

BEDROOM

4.22m x 3.56m (13'10" x 11'8")

EPC

Rated C

COUNCIL TAX

Band D

TENURE

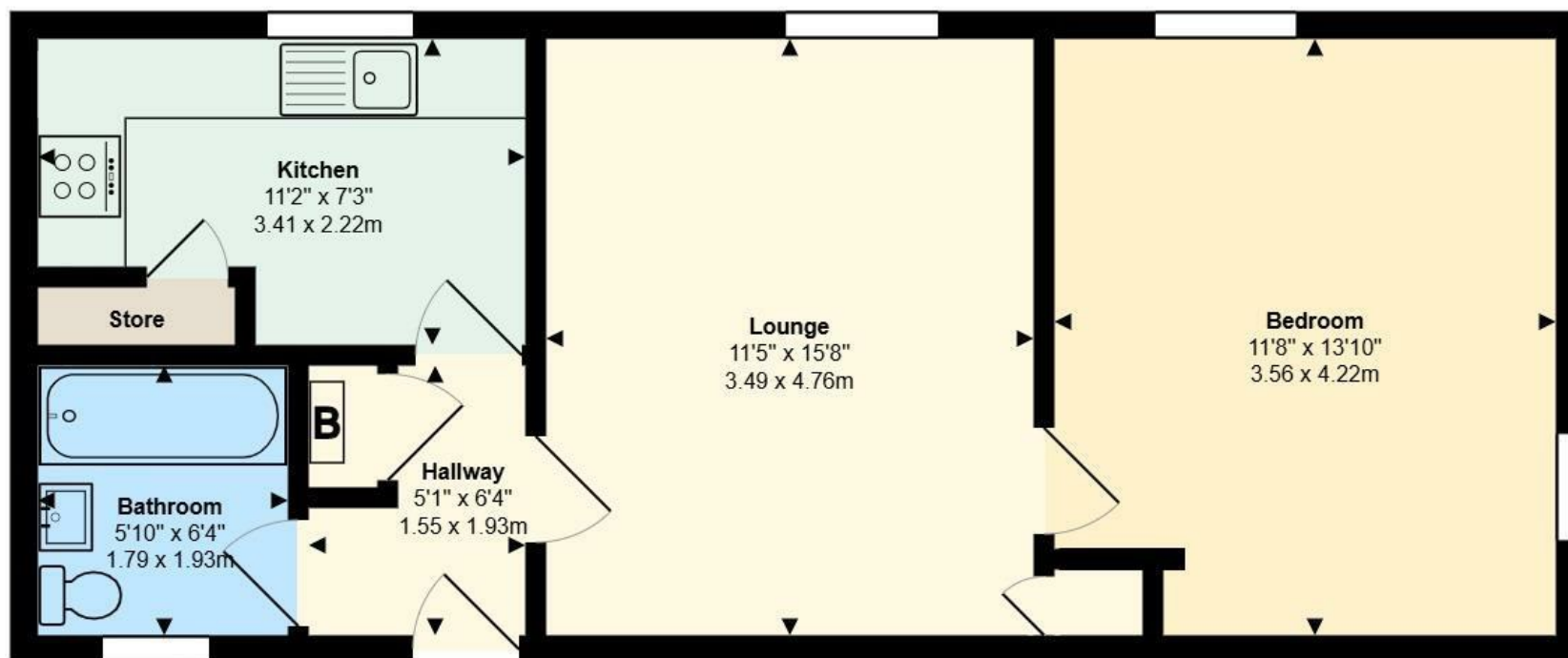
We have been advised that the property is leasehold with approximately 96 years remaining on the lease.

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Ann ideal purchase for a first time buyer or an investor as the proximity to Cardiff City Centre is excellent and comes with parking.

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Comments by Mr Julian Preston



www.jeffreyross.co.uk

Jeffrey Ross