

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



RAWDEN PLACE
RIVERSIDE

RAWDEN PLACE

RIVERSIDE, CF11 6LF - £150,000

Welcome to Rawden Place, Cardiff - a charming ground floor flat that offers the perfect blend of comfort and convenience. This delightful property features one spacious double bedroom, ideal for a single professional or a couple looking for a cosy home in the heart of Cardiff. With 400 sq ft of living space, this ground floor flat boasts a well-designed layout that maximises every inch of the property. The property comes with a rear courtyard, providing a private outdoor space where you can relax and unwind after a long day. Situated close to Cardiff City Centre, this property offers easy access to a wide range of amenities, including shops, restaurants, and entertainment options.

Don't miss the opportunity to make this charming ground floor flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience that Rawden Place has to offer.

 1 bedroom(s)  null bathroom(s)  400.00 sq ft

COMMUNAL ENTRANCE HALLWAY

FLAT ENTRANCE HALLWAY

1.70m x 0.94m (5'7" x 3'1")

LOUNGE/KITCHEN

5.36m x 3.81m (17'7" x 12'6")

BEDROOM

3.45m x 3.28m (11'4" x 10'9")

SHOWER ROOM

2.62m x 1.47m (8'7" x 4'10")

REAR COURTYARD

TENURE

We have been advised by our seller client that the property is share of freehold.

COUNCIL TAX

Band B

EPC RATING

Rated E

BROADBAND

According to Ofcom the highest available speed is 1000 Mbps

MOBILE

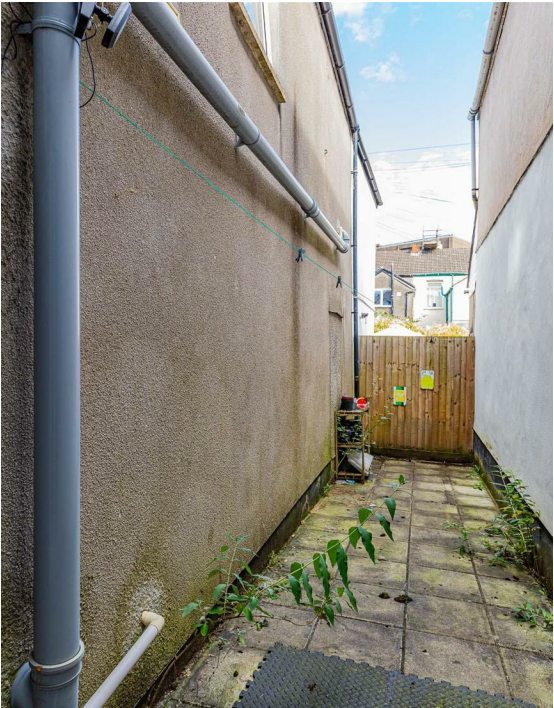
According to Ofcom the reception for indoor voice calls is likely.

CONSTRUCTION

The property is a ground floor flat in a converted Victorian house which is made with traditional brick construction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 37.2 m² ... 400 ft² Excluding Rear Yard