



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

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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  | |

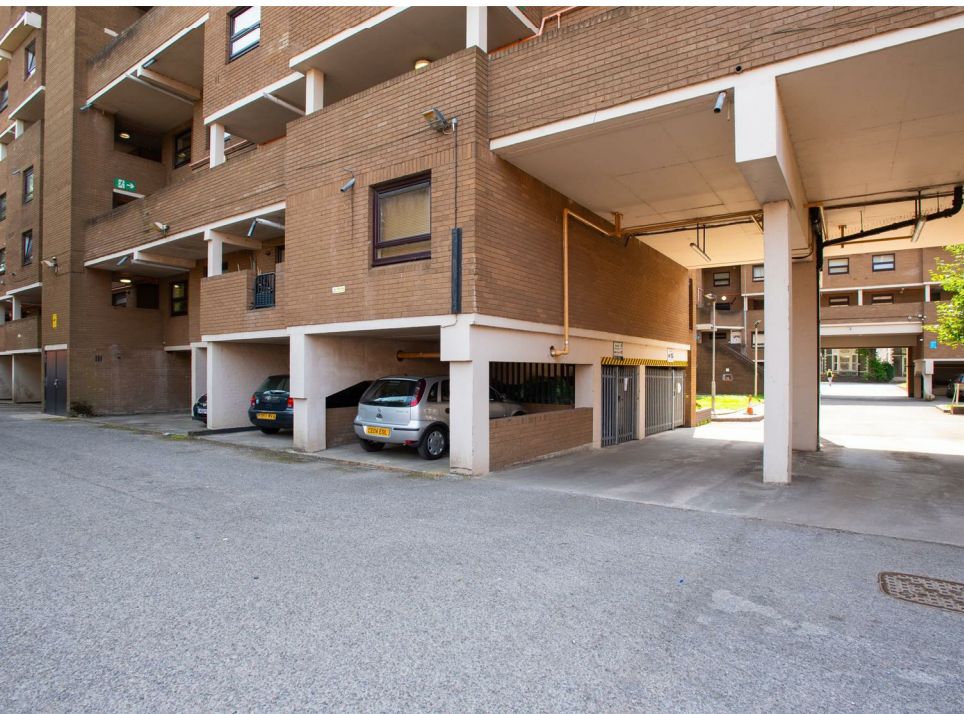








West Lee, Cowbridge Road East, Canton, Cardiff



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

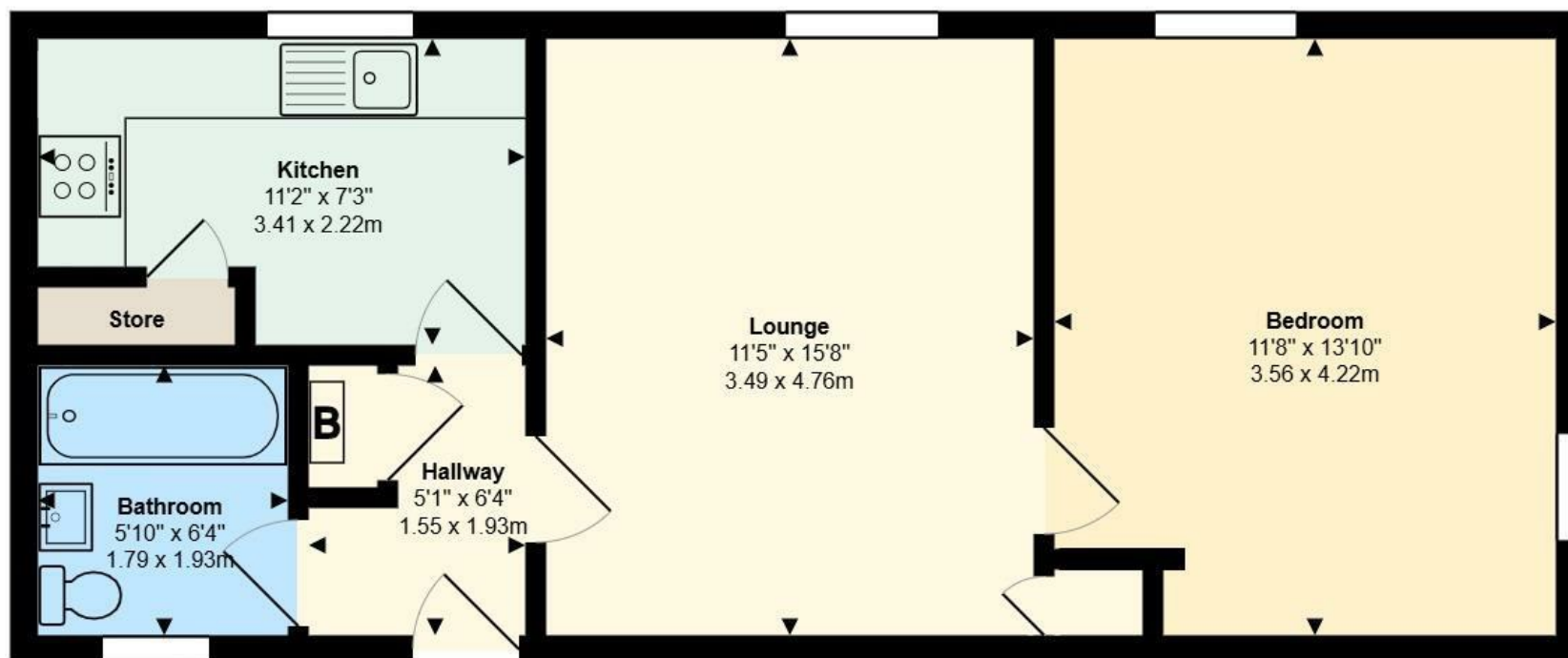
We have been advised that the property is leasehold with approximately 96 years remaining on the lease.

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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