



Megan Court, Cowbridge Road West, Cardiff. CF5 5

**DanielMatthew**  
ESTATE AGENTS



# Megan Court, Cowbridge Road West, Cardiff. CF5 5DQ

£130,000

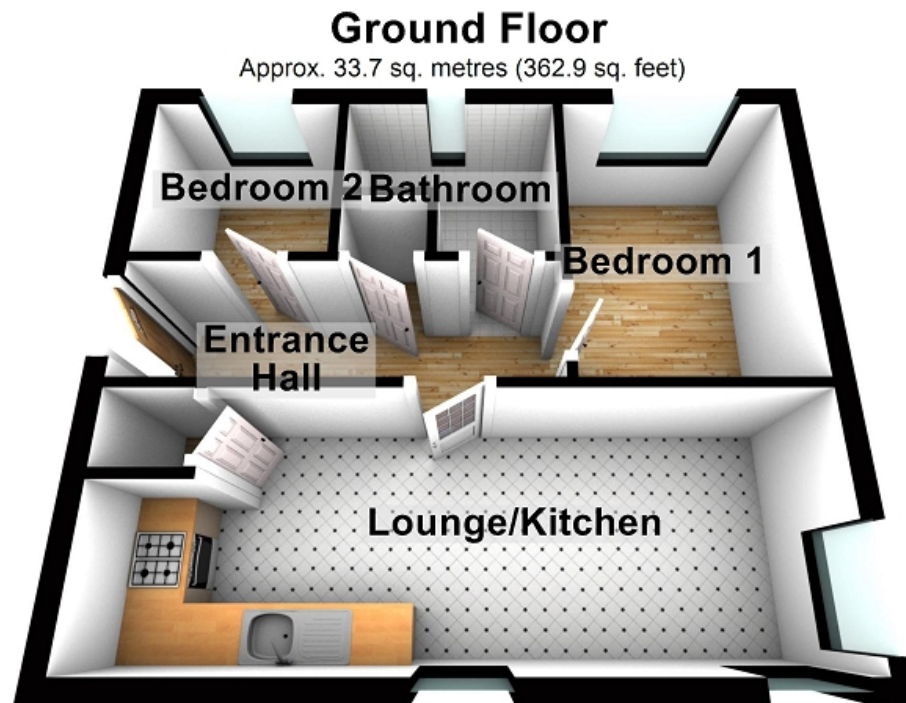
**\*\* SITTING TENANTS IN SITU \*\***

Daniel Matthew Estate Agents are delighted to offer to the market this ground floor two double bedroom apartment situated in the prime location of Ely, being close to local amenities, great transport links and school catchment. Apartment comprises hallways, open plan lounge/kitchen, two double bedrooms and a jack and gill shower rooms, further benefits are allocated parking space to the front and a secure fob entrance system. The property will be sold with a tenant in situ. To arrange a viewing, please contact a member of our team on 01446 502806.










Total area: approx. 33.7 sq. metres (362.9 sq. feet)

| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs  |         |           |
| (92+) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   | 79      | 80        |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| Not energy efficient - higher running costs  |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.