



Daviot Street, Roath, Cardiff. CF24 4SQ

£160,000



Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
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DanielMatthew
ESTATE AGENTS



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**** NO ONWARD CHAIN **** Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom ground floor flat situated in the sought after area of Roath. Property comprises, hallway, lounge, kitchen, two bedrooms and bathroom, further benefits are gas central heating, UPVC double glazing throughout, close to local amenities. This property is an ideal investment opportunity, please contact a member of our team today on 01446 502806.



Entrance

Enter via UPVC door into hallway, tiled floor, plain ceiling, plain walls, radiator, four storage cupboards, doors leading to all rooms

Bedroom Two (34' 2" x 19' 4") or (10.41m x 5.90m)

UPVC double glazed window to front aspect, fitted carpet, plain walls, plain ceiling, radiator

Bedroom One (48' 2" x 28' 10") or (14.69m x 8.80m)

UPVC double glazed window to rear aspect, fitted carpet, plain walls, plain ceiling, radiator

Bathroom (22' 0" x 17' 10") or (6.71m x 5.44m)

UPVC double glazed obscure window to rear aspect, tiled floor, tiled walls, three piece suite comprising panelled bath, low level WC and sink, shower over bath

Lounge (54' 8" x 35' 2") or (16.65m x 10.73m)

UPVC double glazed window to front aspect, fitted carpet, plain walls, plain ceiling, radiator, door leading to kitchen

Kitchen (27' 7" x 26' 6") or (8.41m x 8.07m)

UPVC double glazed window to rear aspect, fitted carpet, plain walls, plain ceiling, range of wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap


Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.