



Fairoak Mews, Roath, Cardiff, CF24 4PL

£240,000



- **Two Bedrooms**
- **Characterful Property**
- **Excellent Location**
- **Rare Opportunity**
- **Semi-Rural Living**
- **Spacious Lounge/Diner**
- **EPC Rating TBC**

Description...

Charming two bedroom semi-detached cottage set in the prestigious area of Roath Park. Tucked away in a peaceful mews with just 5 homes, this property offers a tranquil retreat away from the hustle and bustle of the city. Boasting off-road parking, this cottage is perfect for those seeking convenience as well as peace and quiet. Though in need of some modernisation, the property offers plenty of potential with its spacious layout. The surrounding area of Roath Park offers an array of amenities including cafes, shops, and beautiful green spaces perfect for leisurely strolls or picnics. With excellent transport links to the city centre and nearby suburbs, this cottage is ideal for those looking for a balance between urban convenience and suburban tranquillity. Don't hesitate, book a viewing today!

Accommodation...

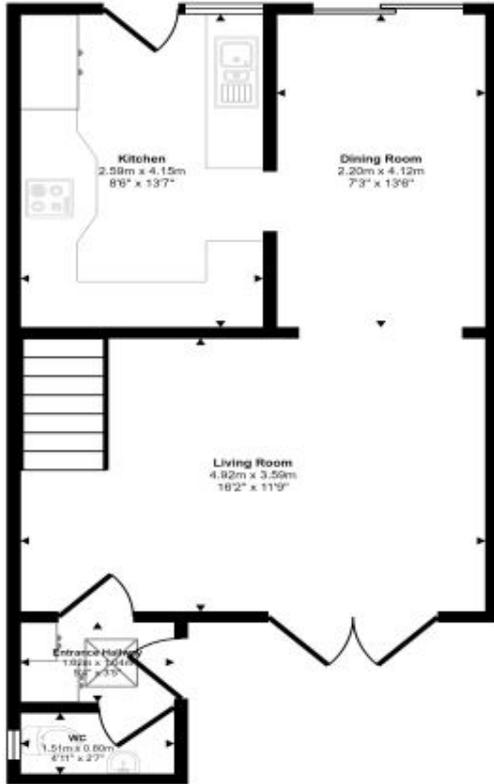
- Lounge
- Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- Master Bedroom
- Bedroom Two



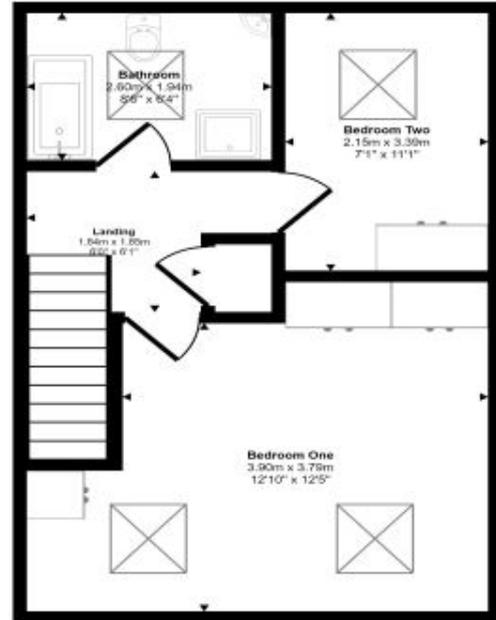


Floorplan

Approx Gross Internal Area
81 sq m / 868 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 39 sq m / 419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

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