

Cottrell Road, Roath, Cardiff, CF24 3EZ

£160,000



- EPC Rating E

## Description...

A one bedroom maisonette situated just off Albany road, The property boasts an open plan kitchen/lounge as well as downstairs WC/utility. Upstairs consists of double bedroom and bathroom. Externally the home shares a communal garden space and benefits from the sole use of the Garage. Call to book a Viewing now!

## Accommodation...



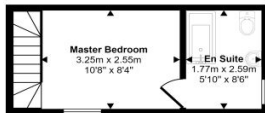




Approx Gross Internal Area  
38 sq m / 406 sq ft



Ground Floor  
Approx 23 sq m / 244 sq ft



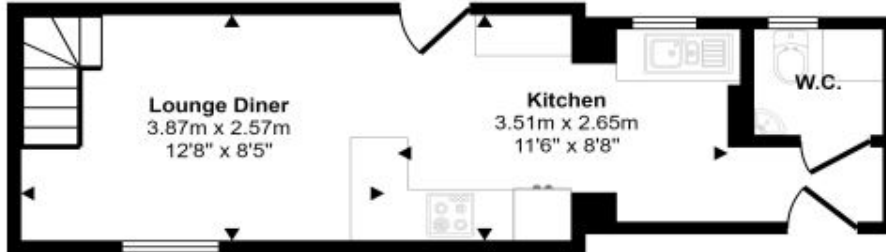
First Floor  
Approx 15 sq m / 162 sq ft

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.

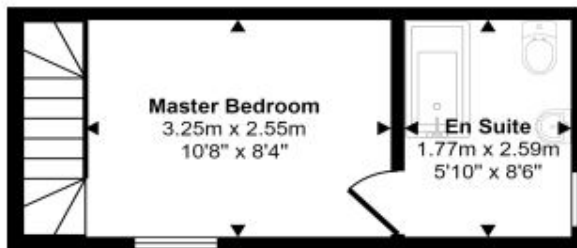


# Floorplan

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# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		