

**Cottrell Road, Roath, Cardiff, CF24 3EZ**  
**£160,000**



- **Modern Kitchen & Bathroom**
- **Well Presented Throughout**
- **Close to local amenities**
- **Ideal for first-time buyers or investors**
- **Single Garage**
- **No Onward Chain**
- **Walking Distance to City Centre**

## Description...

This attractive one bedroom maisonette is ideally located just off Albany Road, placing it within easy reach of everything Roath has to offer.

The ground floor comprises a bright open plan kitchen and living area, creating a sociable and practical space, alongside a downstairs WC/utility area. Upstairs, the property offers a generous double bedroom and a bathroom, providing well-arranged accommodation throughout.

Externally, the home benefits from a small side garden area, ideal for outdoor seating or low-maintenance enjoyment. A key highlight is the sole use of a garage, a particularly rare feature for the area, offering secure parking or valuable additional storage.

The property is being sold vacant with no onward chain, allowing for a smooth and straightforward purchase. All contents within the property are to be included in the sale, making this a convenient and ready-to-move-into option for buyers.

Located in Roath, the property enjoys a wealth of local amenities, including independent shops, cafés, restaurants, and supermarkets, all within close proximity. Excellent transport links provide easy access to Cardiff city centre and surrounding areas, further enhancing its appeal to both owner-occupiers and tenants.

### Additional Information

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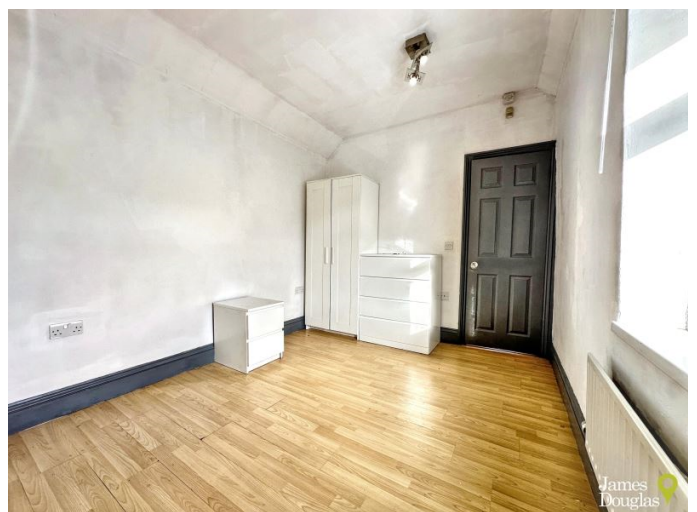
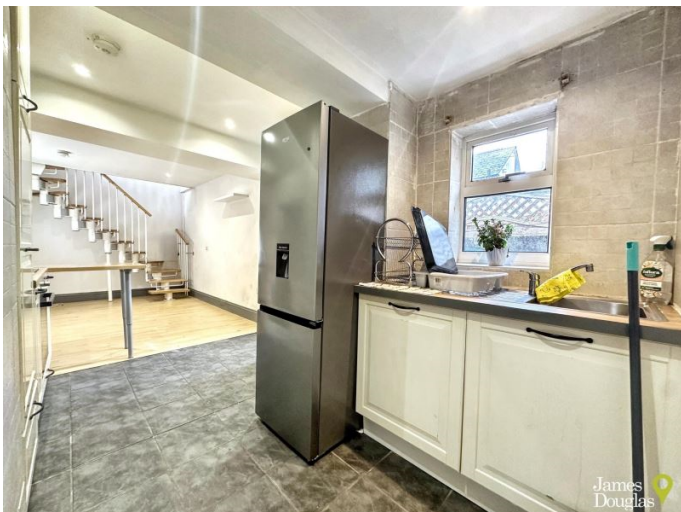
Tenure: Freehold

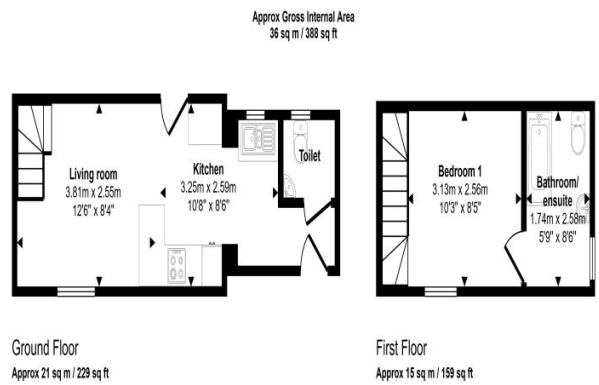
Potential Rent- £800 p/m

Council Tax Band: C

EPC Rating: D

## Accommodation...

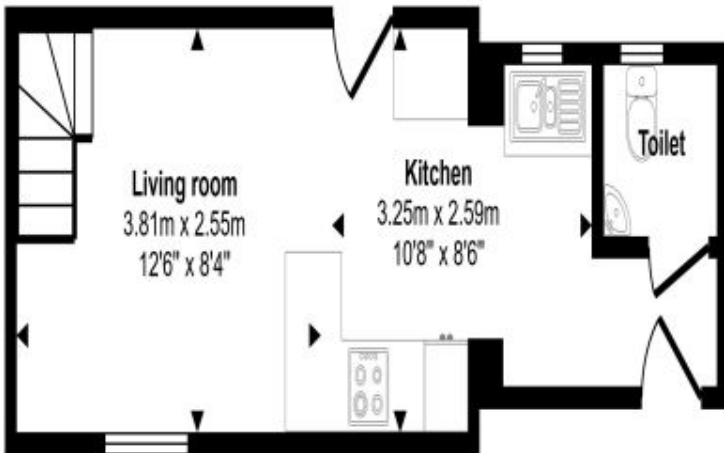




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

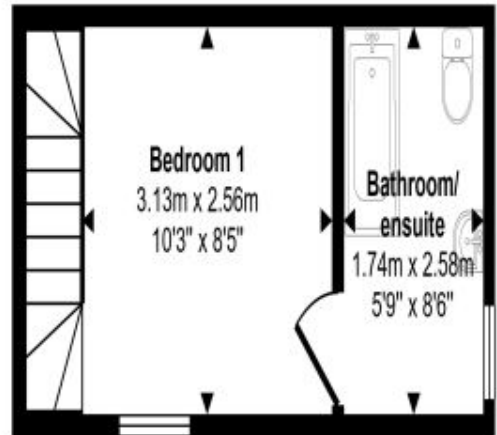
# Floorplan

Approx Gross Internal Area  
36 sq m / 388 sq ft



Ground Floor

Approx 21 sq m / 229 sq ft



First Floor

Approx 15 sq m / 159 sq ft

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# Energy Rating

