

FOR SALE

£249,000 Freehold (to be confirmed)



28 Rawden Place, Cardiff. CF11 6LF

- 2 BEDROOMS
- ENSUITE BATHROOMS
- COURTYARD GARDEN

- CITY CENTRE LOCATION
- RESIDENTIAL PARKING



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PROPERTY DESCRIPTION

Squarefoot are please to present this beautifully renovated 2-bedroom, 2-bathroom cottage near Cardiff City Centre. The property is a double-fronted house with private, paved front garden and a small courtyard garden to the rear. The house consists of a contemporary kitchen with breakfast bar and utilities, separate lounge with access to the rear garden, 2 bedrooms both with en-suite upstairs.

The property is ideally situated within easy walking distance of the City Centre but located on a quiet street. Parking is on street and requires a residential permit. It would be an ideal home for a single person or working professional couple.



ROOM DESCRIPTIONS

Kitchen

Accessed via a small hallway from the front door. The kitchen is small but well thought through space which incorporates a breakfast bar and utility area. There are a range of navy wall and base units, white tiled walls with Moroccan style detail and neutral coloured floor tiles. The kitchen also includes gas hob, oven & extractor fan, washing machine, separate dryer and fridge/ freezer.

Lounge

The lounge is a bright room comprising of neutral walls and light oak flooring finished to a high standard. There is also staircase access to the first floor and a door to the courtyard garden at the rear. There is also some under stair storage and fuses housed in a separate cupboard.

Bedroom 1

The larger of the two bedrooms is a small double with a beautifully renovated ensuite. The room comprises of light walls, oak-style flooring and one window overlooking the street. The ensuite shower room is stylishly decorated with worn- effect flooring and neutral tiles. The fittings included are a white toilet & basin, heated towel rail and double-headed shower. There is also another small area ideal for storage.

Bedroom 2

The second bedroom is a small and quirky space which would fit a single bed but may be better suited as a walk-in wardrobe or office space. The room comprises of 2 windows, neutral coloured walls & light oak flooring. There is also an overhead storage cupboard and access to another bathroom. The second ensuite comprises of a bath with shower overhead, white toilet and basin. The tiling is floor to ceiling white with a black detailed trim and flooring is worn floorboard effect.

Garden

The courtyard garden has access to a lane via a gate and is large enough for a bistro table & chairs and potted plant. The ideal City Centre low-maintenance garden.

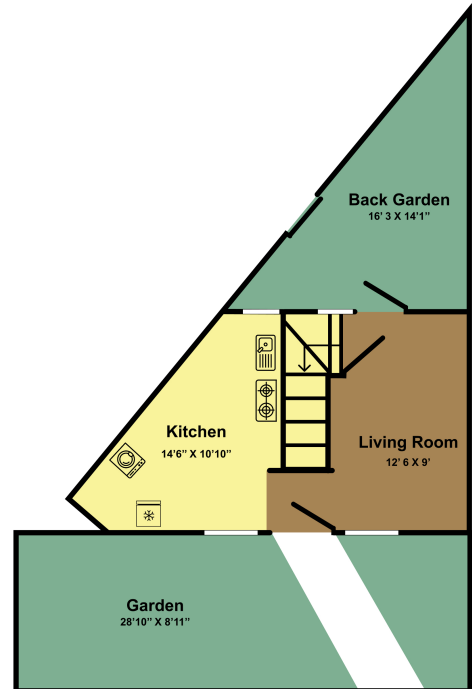


FLOORPLAN & EPC



1st Floor

The floor plan is only for illustrative purpose and is not to scale.
Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items.
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Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

South Wales
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