

# 1 bedroom flat for sale, Donald Street, Roath, Cardiff CF24 (1300 GBP)



Location **Wales, Gwent**  
<https://www.freeadsz.co.uk/x-164520-z>

A ground floor flat situated in a fantastic location in Roath. This well presented property boasts a private entrance, entrance hallway, lounge, fitted kitchen, bathroom and bedroom. Decorated to a high standard with uPVC double glazing, gas fired central heating and front and rear gardens. Entrance Hall Private entrance door to front, radiator, laminate flooring, skirting and coved ceiling. Lounge 11' 2" x 10' 8" ( 3.40m x 3.25m ) Double glazed window to side looking onto rear garden, radiator, coved ceiling, skirting, laminate floor, power points. Access to understairs storage space. Kitchen 11' 9" x 8' 11" ( 3.58m x 2.72m ) Fitted with a range of wall and base level units with complementary solid wood work surfaces over, stainless steel sink and drainer with mixer tap, power points, integrated electric oven, integrated electric hob, skirting, tiled flooring & partially tiled walls. Space for dishwasher, washing machine, fridge freezer and kitchen table. Double glazed obscure door to rear leading to garden. Bedroom 14' 3" x 10' 5" ( 4.34m x 3.18m ) Double glazed window to side, coved ceiling, skirting, radiator, telephone point, power points, telephone point, laminate flooring and cupboard housing meter. Bathroom Three piece suite comprising panelled bath with overhead shower, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, inset spotlights, double glazed obscure window to rear and cupboard housing gas fired boiler. Rear Garden Private low maintenance rear garden with side access. Tenure We have been advised that the property is a share of the freehold. This is to be confirmed by a Legal Representative. Council Tax Band C. Additional Information Ideal investment property with the potential of a 6% yield on a rental of 650.00

029 2227 3536

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