



Forest Oak Close | | Cardiff | CF23 6QN

Asking price £195,000



Sheppard & Bear

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Nestled in the tranquil setting of Forest Oak Close, Cardiff, this charming ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 697 square feet, the property features a well-designed living and dining room, ideal for both relaxation and entertaining. The modern fitted kitchen is a delightful space for culinary enthusiasts, providing all the essentials for daily living.

This flat comprises two spacious double bedrooms, ensuring ample room for rest and personal space. The bathroom offers a three piece suite, catering to all your needs. One of the standout features of this property is its location; tucked away in a peaceful cul-de-sac, it provides a serene environment while still being within easy reach of local amenities. There is a garage for secure parking or useful storage.

- Ground floor flat, no onward chain
- Modern fitted kitchen
- Bathroom
- Garage
- Built in 1970
- Spacious living/dining room
- Two double bedrooms
- Cul-de-sac location
- Located in Forest Oak Close
- 697 sq ft of living space

Entrance communal hall

Flat hallway

Living /dining room

22'3" x 10'7" (6.71m x 3.05m)

Kitchen

9'5" x 8'1" plus door recess
(2.74m x 2.44m plus door recess)

Bedroom one

13'2" x 8'7" plus door recess and wardrobes (3.96m x 2.44m plus door recess and wardrobes)

Bedroom two

9'5" x 9'0" (2.74m x 2.74m)

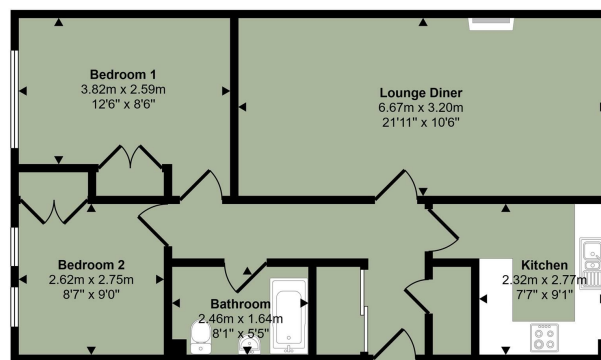
Bathroom

8'5" x 5'7" (2.44m x 1.52m)

Outside and parking



Approx Gross Internal Area
65 sq m / 697 sq ft



Floorplan

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band D
EPC Rating C

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