



Sheppard  
& Bear

First Floor Flat

Ninian Road | | Cardiff | CF23 5EN

Asking price £485,000



Sheppard & Bear

# First Floor Flat

Ninian Road |  
Cardiff | CF23 5EN  
Asking price £485,000

Nestled in the vibrant heart of Cardiff, this exceptional flat conversion on Ninian Road offers a unique blend of modern living and classic charm. Spanning an impressive 1,114 square feet, this property is truly one of a kind, making it a rare find in one of the most sought-after locations in the city.

The flat boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The three well-appointed bedrooms provide ample space for family or guests, while the two bathrooms ensure convenience and comfort for all.

The property's layout is thoughtfully designed, allowing for a seamless flow between living spaces. The character of the flat is enhanced by its conversion features, which add a touch of elegance and warmth.

- Rare, unique property
- Sought-after Ninian Road
- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Flat conversion style
- Annex with own entrance
- Versatile living
- Viewing highly recommended

## Entrance

## Lounge/dining room and balcony

## Bedroom one

## Bedroom two

## Bedroom three

## Bathroom

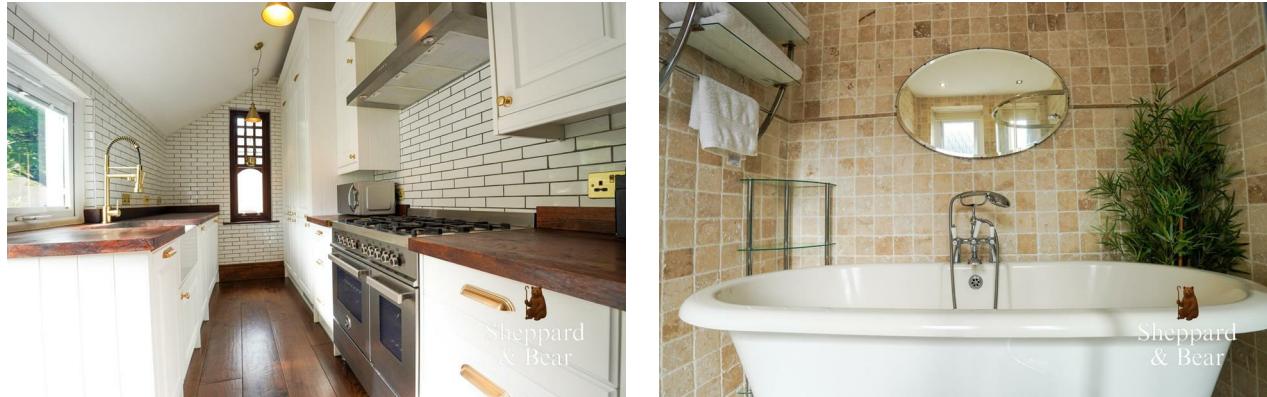
## Kitchen/breakfast room

## Terrace and courtyard garden

## Annex

## Additional information

## Interested facts and vendors words



Sheppard & Bear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(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 E  
EPC Rating C

Cyncoed  
Cardiff  
CF23 6SZ  
02921 051927  
gavin@sheppardandbear.com

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 3D.