



Sheppard  
& Bear

Daviot Street | Cardiff | CF24 4SQ

£160,000



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Nestled in the vibrant area of Daviot Street, Cardiff, this charming ground floor maisonette presents an excellent opportunity for first-time buyers. Spanning an impressive 585 square feet, the property boasts two bedrooms, making it ideal for individuals or small families seeking a comfortable living space.

Upon entering, you are welcomed into a spacious hallway and then a generous size lounge/diner that offers a perfect setting for relaxation and entertaining. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs. The maisonette also features a well-appointed bathroom, ensuring convenience for its residents.

One of the standout features of this property is the courtyard garden, providing an outdoor space to enjoy

- Ground floor maisonette
- Two bedrooms
- No onward chain
- Near a wealth of amenities
- Great size lounge/diner
- Modern fitted kitchen
- Courtyard and further communal garden
- Ample storage
- Off street parking available
- Fantastic first-time buy

#### Entrance hall

#### Lounge/diner

16'6 x 10'7 max (5.03m x 3.23m max)

#### Kitchen

8'5 x 8'0 (2.57m x 2.44m)

#### Bedroom one

14'6" max (into recess) x 8'8"  
(4.27m max (into recess) x 2.44m)

#### Bedroom two

10'3 x 9'5 (3.12m x 2.87m)

#### Bathroom

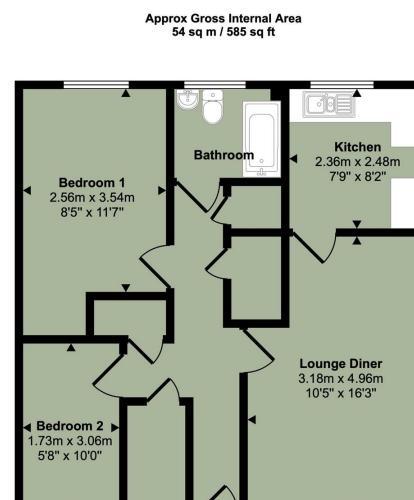
6'7 max x 5'4 (2.01m max x 1.63m)

#### Outside and parking



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 77                      |
| (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 C  
EPC Rating C



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.

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