



£285,000

1 Lake Road West, CF23 5PG

Pontypridd 01443 400 992 Merthyr 01685 322 035 Email info@rocketresidential.co.uk

NEXA



NE XA Cardiff - One agent: One Solution.
Oliver Griffiths at NE XA Cardiff is delighted to bring to the sales market a brand new two bedroom duplex maisonette close to Roath park lake and gardens with allocated parking.



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The Lodge house is a set of two brand new luxury apartments positioned on the corner of Roath Park, moments from the Botanical gardens, the lake and Wellfield road. The two bedroom duplex apartment offers style and contemporary living with high specifications throughout. The kitchen is a cobble grey Avantgarde, with Hoover appliances and Silver brush steel handles. The bathroom is a three piece white Porcelanosa suite with bath, low level wc, vanity wash hand basin and tiling. The accommodation is accessed via its own private entrance with staircase leading to an open plan kitchen living area offering a huge amount of light and space, double bedroom and bathroom to the 1st floor. A stair case off the living area leads to the master bedroom with en-suite bathroom. The apartment further benefits from two parking spaces, gas central heating and a share of the freehold.

The Lodge is an ideal purchase for a professional needing easy access to The University Hospital Wales or buy to let investor with an expected monthly rent of £1200.

ENTRANCE HALL Own private entrance to front of building, door and stair case leading to 1st floor flat

KITCHEN Cobble grey Avantgarde Howdens kitchen with full integrated appliances including fridge freezer, dish washer and washing machine, Induction hob with electric grill and oven. Wood effect laminate flooring, access into hallway, Data points, work top and splash back sockets eye level, combi boiler, double glazed sash windows, radiator, spot lights

DOUBLE BEDROOM 12'6" x 12'6" with built in wardrobe

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		

For any further
details please
get in touch...

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nexasouthwales.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.