

JENKINS & BAILEY



## Flat 2, 55 Ninian Road Roath

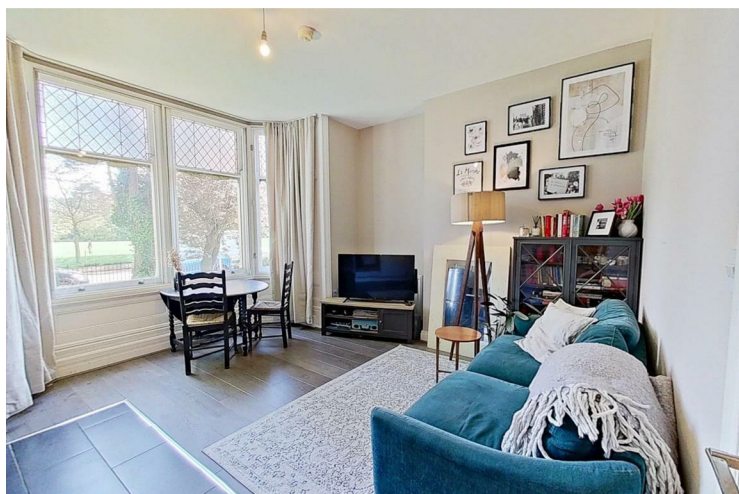
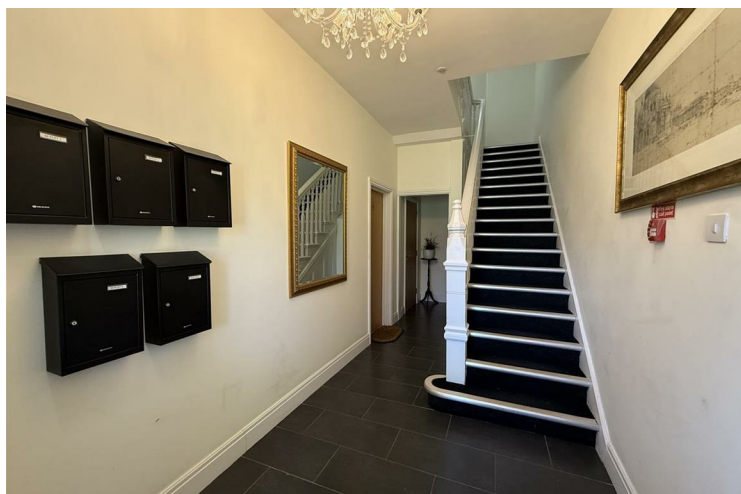
£225,000

Leasehold

Nestled within a stunning row of period properties, this gorgeous one-bedroom apartment effortlessly blends original character with contemporary style. Through an immaculate front garden, a charming pathway leads to a porch rich in character, setting the tone for what's inside. The living, kitchen, and dining areas flow seamlessly in an open-plan layout, framed by breathtaking original stained glass sash windows that offer picturesque views over Roath Park Rec.

The monochrome kitchen creates a striking contrast, clearly defining the space while offering ample countertop and cupboard space. An integrated hob ensures a sleek finish, perfect for preparing meals to enjoy with loved ones. The bright, airy living area invites you to relax, whether snuggling up for a cosy evening or sharing a candlelit dinner with scenic views.

The bathroom is stylishly finished in neutral tones, featuring a clean white suite, a bath with overhead shower, and a glass panel that enhances the sense of space. The spacious bedroom boasts beautiful decorative panelling and generous storage options, while the hallway also offers additional storage.





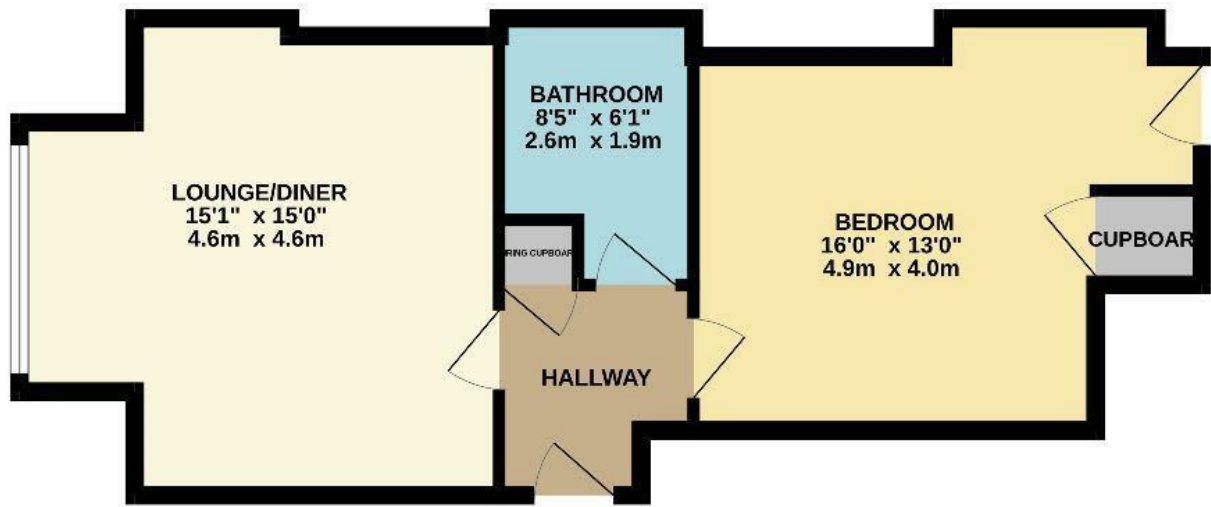
- Ground Floor • Parking • Close to local amenities • Open-plan kitchen/living area • Generous Bedroom • Stylish Bathroom





# GROUND FLOOR

469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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

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

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