



**Admiral House Newport Road, Roath Cardiff CF24 0DH**

**welcome to**

## **Admiral House Newport Road, Roath Cardiff**

NO ONWARD CHAIN! Within walking distance of Cardiff City Centre is this well presented third floor apartment. This property comprises communal entrance hallway, lounge open plan to kitchen, double bedroom and bathroom. An ideal first time buy with viewing recommended!

### **Communal Entrance**

Via a secured communal door into:

### **Communal Lobby**

Concierge services, mailboxes and stairs or lift to the 3rd floor.

### **Entrance**

Via a wooden door into:

### **Hall**

Storage cupboard and doors providing access to:

### **Lounge/ Kitchen Area**

15' 7" x 13' 2" ( 4.75m x 4.01m )

Lounge Area: Double glazed floor to ceiling window to rear aspect, TV point, powerpoints and open plan to:

Kitchen Area: Fitted with a range of wall and base level units with complementary work surfaces over, steel sink and drainer unit with mixer tap over, integrated hob and electric oven with extractor over.

### **Bedroom**

13' 2" x 10' ( 4.01m x 3.05m )

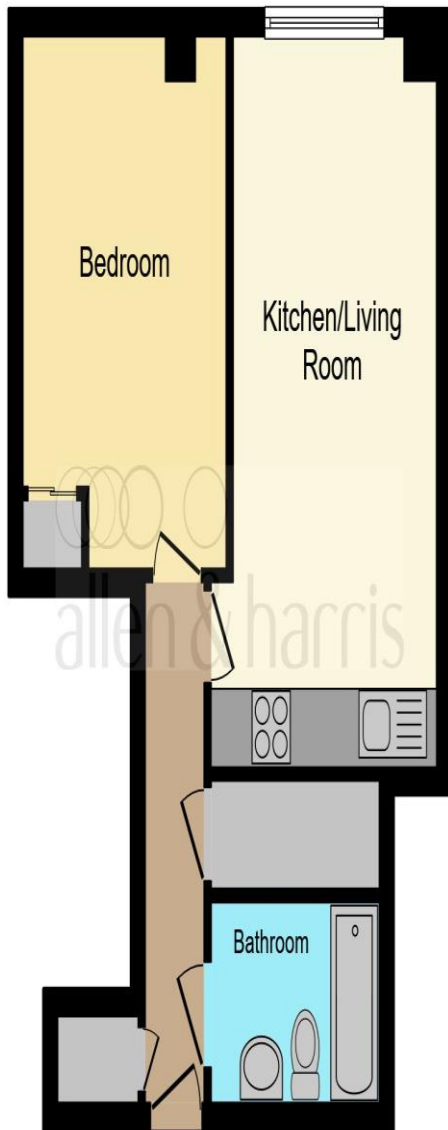
Double glazed floor to ceiling window to rear aspect and powerpoints.

### **Bathroom**

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC and tiled splashbacks.

### **Leasehold Information**

The vendor has advised that there is approx 143 years left on the lease and the service charge is approx £960 payable every 6 months.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**welcome to**  
**Admiral House Newport Road,**  
**Roath Cardiff**

- Third Floor Apartment
- Double Bedroom
- Open Plan Lounge/Kitchen
- Walking Distance to City Centre
- NO ONWARD CHAIN!

Tenure: Leasehold EPC Rating: C

**£125,000**



**view this property online** [allenandharris.co.uk/Property/ROA111690](http://allenandharris.co.uk/Property/ROA111690)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ROA111690 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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