



Newport Road, Roath Cardiff CF24 1RN

welcome to

Newport Road, Roath Cardiff

NO CHAIN! A TOP FLOOR flat situated in the ideal location of ROATH within walking distance to the City Centre and easy access to the A48/M4 access corridor. The property briefly comprises lounge area/fitted kitchen area, two bedrooms and bathroom. Viewing Highly Recommended!

Communal Entrance

Via entrance door into:

Communal Hallway

Stairs rising to flat.

Entrance

Via front door into:

Lounge Area/ Kitchen Area

16' 8" excluding recess x 12' Max (5.08m excluding recess x 3.66m Max)

Lounge Area: Double glazed window to front aspect, velux window to front aspect, inset spotlights and opens to:

Kitchen Area: Fitted with a range wall and base level units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated gas hob and electric oven, spaces for washing machine and fridge/freezer, powerpoints, radiator and space for breakfast table and chairs.

Bedroom One

13' 3" x 10' (4.04m x 3.05m)

Double glazed window to side aspect, radiator, powerpoint and walk in wardrobe.

Bedroom Two

10' 8" excluding recess x 8' 6" (3.25m excluding recess x 2.59m)

Double glazed window to rear aspect, velux window, powerpoints, radiator and built in storage cupboard. This room could also be used as a lounge.

Bathroom

Fitted with a three piece suite comprising bath with shower over, low level WC, pedestal wash hand basin, wall mounted heater, tiled flooring, extractor fan and inset spotlights.

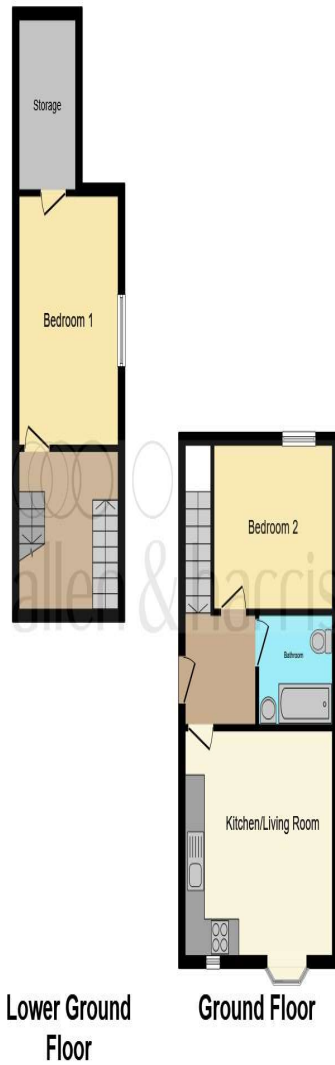
Outside

Parking

The vendor has advised that there is a parking space to the rear of the property and accessed via lane.

Leasehold Information

The vendor has advised that this property currently has approx 78 years left on the lease, which will be extended on completion.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Newport Road,
Roath Cardiff

- Top Floor Flat
- Two Bedrooms
- Lounge Area
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

£160,000



view this property online allenandharris.co.uk/Property/ROA113257



Property Ref:
ROA113257 - 0003

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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