



**Cecil Street, Roath Cardiff CF24 1NW**

**welcome to**

## **Cecil Street, Roath Cardiff**

A GROUND FLOOR GARDEN flat situated in the ideal location of ROATH within walking distance of local amenities, close to the City Centre. The property comprises hall, lounge, fitted kitchen, double bedroom and wet room. Viewing Highly Recommended!

### **Entrance**

Shared front entrance accessed via double glazed pvc door into:

### **Hall**

Two cupboards, solid wood flooring and access to:

### **Lounge**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to front aspect, breast wall with radiator and solid wood flooring.

### **Kitchen**

11' 6" x 8' 5" ( 3.51m x 2.57m )

Fitted with a range of modern grey high gloss wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine and fridge/freezer, cooker hood, radiator, vinyl flooring, wall mounted combi boiler and double glazed window to side aspect.

### **Double Bedroom**

11' 9" x 10' 2" Max ( 3.58m x 3.10m Max )

Double glazed window to rear aspect, radiator and solid wood flooring.

### **Wet Room**

Fitted with a three piece suite comprising wet room style walk in shower area, wash hand basin, WC, vinyl flooring, heated towel rail, extractor fan, tiled walls and double glazed obscure window to rear aspect.

### **Outside**

#### **Rear Garden**

Private enclosed rear garden with paved patio area leading to upper level.

#### **Leasehold Information**

The vendor has advised that there is approx. 155 years left on the lease.





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.



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**Cecil Street,**  
**Roath Cardiff**

- Ground Floor Garden Flat
- Double Bedroom
- Lounge
- Fitted Kitchen
- Double Glazing

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

**£140,000**



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Property Ref:  
ROA113771 - 0006

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