

Connaught Road, Roath Cardiff CF24 3PY

welcome to

Connaught Road, Roath Cardiff

A must see first floor two bedroom apartment in the heart of Roath. This three storey victorian town house has been converted into three self contained apartments with a share of the freehold! The property has been renovated to a beautiful standard and offers two double bedrooms and a shared garden!

Communal Entrance

Via communal door into:

Communal Hallway

Stairs rising to the first floor flat.

Entrance

Via door into:

Hall

Access to:

Lounge

18' x 15' 5" Max (5.49m x 4.70m Max)

Double glazed bay window and additional window to front aspect, two radiators, engineered wooden flooring and fitted blinds.

Kitchen/Dining

15' 8" Max x 12' 3" Max (4.78m Max x 3.73m Max)

Fitted with a range of wall and base level units with complementary marble work surfaces over, sink unit, integrated induction hob and electric oven, integrated washer/dryer and fridge/freezer, engineered wooden flooring and double glazed tilt and turn window to side aspect providing access onto the fire escape.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

Double glazed bay window to rear aspect, engineered wooden flooring and radiator.

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to rear aspect with fitted blinds, engineered wooden flooring, radiator and built in wardrobe housing combi boiler.

Bathroom

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, engineered wooden flooring, heated towel rail, extractor fan and two double glazed windows to side aspect.

Outside

Front Forecourt

Communal forecourt area.

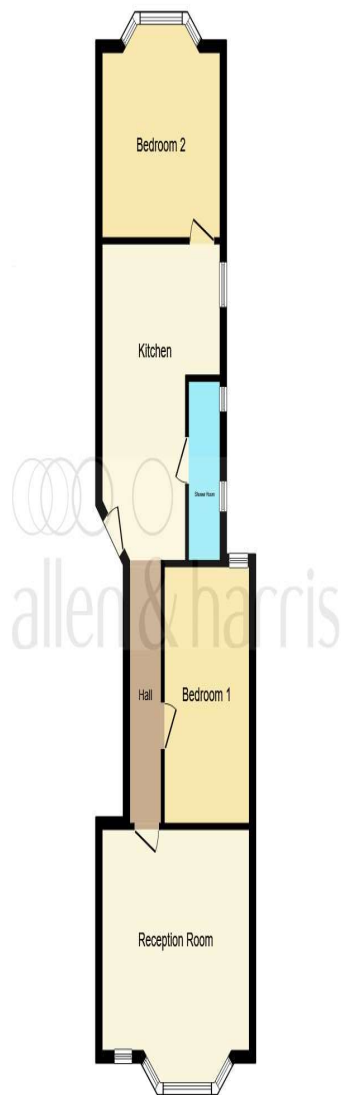
Shared Garden

Access via a side entrance or via the fire escape steps.

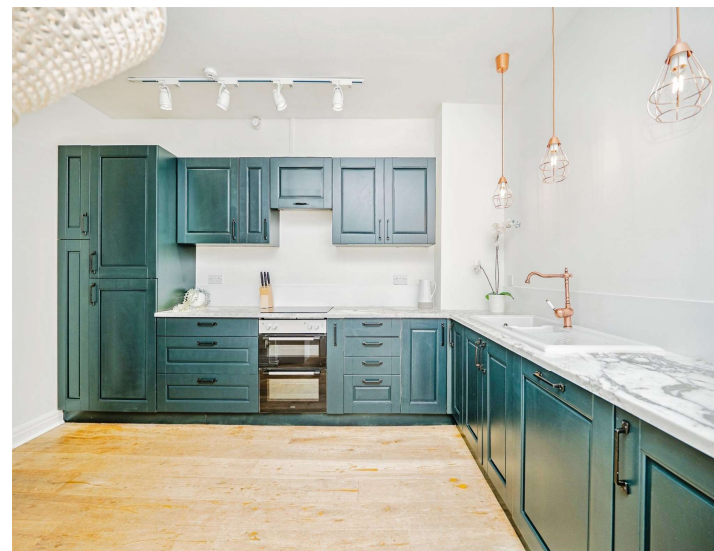
Leasehold Information

The vendor has advised that the property is share of the freehold.

Length of Lease: Approx. 964 Years Remaining
Service Charge: Approx. £480.00 Per Annum (£40 per month)



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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**Connaught Road,
Roath Cardiff**

- First Floor Apartment
- Two Double Bedrooms
- Converted Victorian Town House
- Open Plan Kitchen/Dining
- Communal Forecourt

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 480.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



view this property online allenandharris.co.uk/Property/ROA114388



Property Ref:
ROA114388 - 0005

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