

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Newport Road,
Roath, Cardiff
CF24 1AJ

Guide Price £179,950 to £189,950
Leasehold 109 Years Remaining

Newport Road, Roath, Cardiff. CF24 1AJ.

- NO CHAIN
- A MODERN 2-BED SPACIOUS APARTMENT
- MOVE STRAIGHT IN
- OPEN-PLAN LIVING/DINING ROOM & KITCHEN
- 2x DOUBLE BEDROOMS with FITTED WARDROBES
- MODERN BATHROOM SUITE
- ALLOCATED PARKING SPACE (GATED)
- LEVEL ACCESS - SECURE COMMUNAL ENTRANCE - LIFT ACCESS
- uPVC D/G WINDOWS & ALL ELECTRIC (NO GAS)
- TENURE: LEASEHOLD 109 Years Remaining



NO CHAIN - A MODERN 2-BED 1st FLOOR APARTMENT – SECURE COMMUNAL ENTRANCE with INTERCOM SYSTEM - LIFT ACCESS - OPEN-PLAN LIVING/DINING ROOM & KITCHEN - 2x DOUBLE BEDROOMS with FITTED WARDROBES - MODERN BATHROOM SUITE - SECURE/GATED ALLOCATED PARKING TO REAR - EXCELLENT LOCATION - NEAR TO CARDIFF CITY CENTRE - ALBANY/WELLFIELD/CITY ROAD - ROATH PARK - EASY ACCESS TO A48/M4
TENURE: LEASEHOLD 109 Years Remaining.

MR HOMES are very pleased to Offer **FOR SALE** this Very Well Presented 2-Bedroom 1st Floor Apartment; comprising in brief; Secure Communal Entrance with Intercom System, Lift & Staircase to the 1st Floor Landing, Entrance Hallway, Utility/Storage Cupboard, Spacious Living/Dining Room Open-Plan to the Kitchen, Bedroom 1 with Fitted Wardrobe, Bedroom 2 with Large Walk-In-Wardrobe & a Modern Bathroom Suite. Secure Gated Allocated Parking Space to Rear. The Property further benefits from uPVC Double Glazing Windows & Electric Heating, (No Gas).

EPC Rating = C. - Council Tax Band = C.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/newportroad191-193ap/>

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

***** PRIME LOCATION *****

The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

Contact Us On : 02920 204 555 option 2 To submit your offer, please visit:
Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance

Secure Communal Entrance with Intercom System, Lift & Staircase to First Floor Landing, Door into Entrance Hallway.

Entrance Hallway - 15' 7" x 4' 5" (4.75m x 1.35m)

Enter via Solid Fire Door, Laminate Flooring, Wall Mounted Atlantic Electric Radiator, Plastered Walls & Plastered Ceiling, Inset Spotlights to Ceiling, Ceiling Mounted Smoke Detector, Wall Mounted Entry System, Doors to Living Room & Open-Plan Kitchen, Doors to Bedroom 1, Bedroom 2, Utility Cupboard & Bathroom.

Living/Dining Room - 24' 11" x 11' 10" (7.59m x 3.60m) (includes Kitchen)

Laminate Flooring, uPVC D/g Window to Front, Wall Mounted Electric Radiator, Plastered Walls & Plastered Ceiling, Open-Plan to Kitchen.

Kitchen

Ceramic Tiled Flooring, Matching Wall and Base Units, Stainless Steel Sink & Drainer with Mixer Hose Tap Over, 4 Ring Ceramic Electric Hob, Electric Fan Assisted Oven with Extractor Hood Over, uPVC D/g Obscure Window to Side, Inset Spotlights to Ceiling, Space for Tall Fridge/Freezer, Door to Utility Cupboard.

Utility Cupboard

Utility Cupboard Housing Washing Machine, Pressurised Hot Water Tank and Nuaire Ceiling Mounted Extractor System, Wall Mounted Electric Fuse Box (Next Recommended Inspection 21/4/2028, Last Inspection 21/4/2023), Fixed Shelving for Storage.

Bedroom 1 - 14' 3" x 9' 9" (4.34m x 2.97m)

Laminate Flooring Continued, uPVC D/g Window to Front, Electric Atlantic Wall Mounted Radiator, Double Doors to Large Fitted Wardrobe, Plastered Walls And Plastered Ceiling, Inset Spotlights Over The Wardrobes, Pendant Light.

Bedroom 2 - 10' 6" x 10' 1" (3.20m x 3.07m)

Laminate Flooring Continued, uPVC Obscure Window to Side, Electric Atlantic Wall Mounted Radiator, Double Doors to Large Fitted Walk-In Wardrobe With Hanging Rail And Fixed Shelf Over.

Bathroom - 9' 1" x 5' 6" (2.77m x 1.68m)

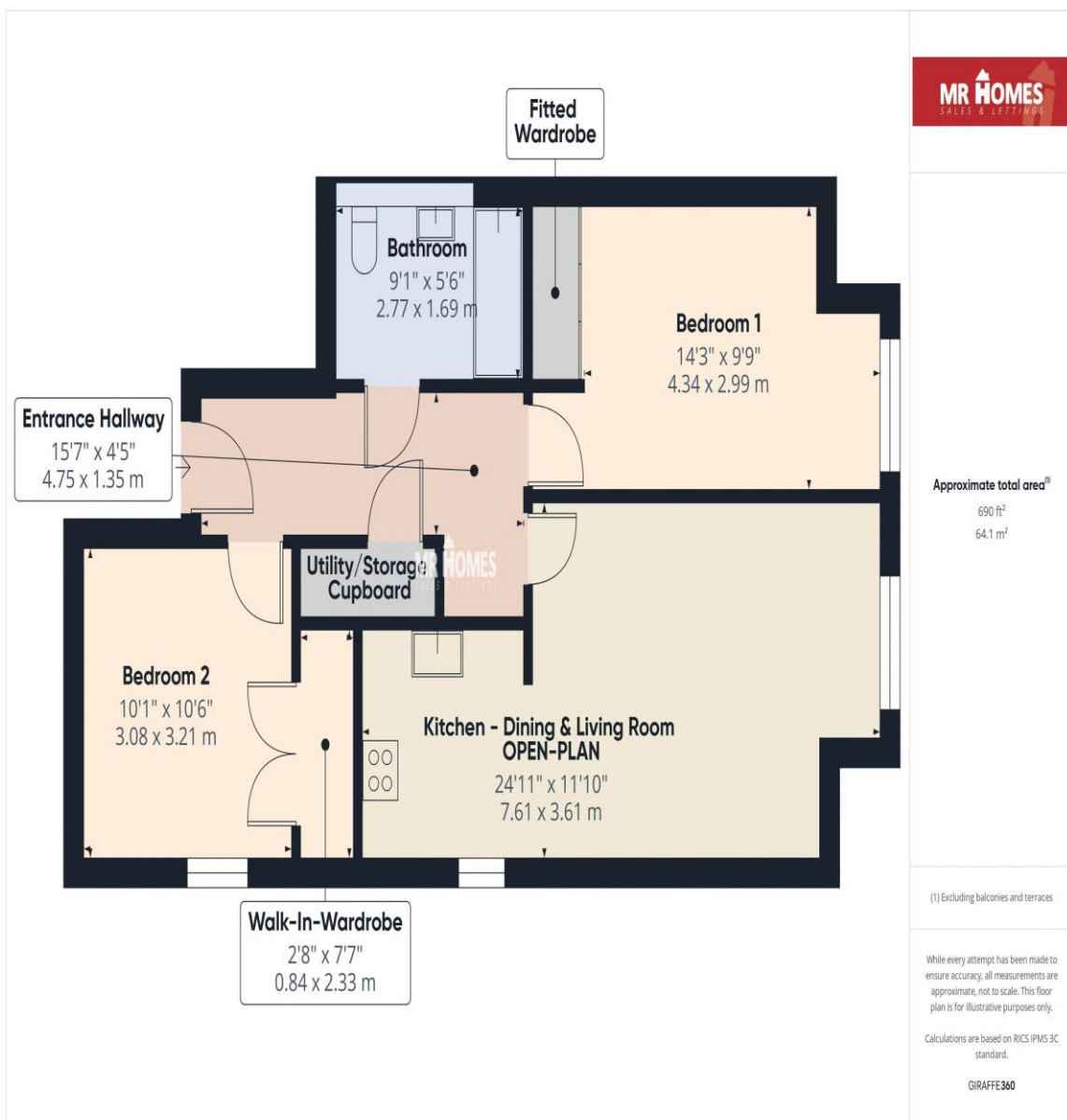
Panel Bath with Mixer Tap, Mixer Shower Over, Glass Shower Screen, Floating Hand Wash Basin with Mixer Tap, W.c with Push Button Flush, Chrome Ladder/Towel Radiator, Fully Tiled Walls, Ceiling Mounted Extractor Fan & Inset Spotlights to Ceiling.

Outside Rear West Facing

Allocated Parking Space – Gated & Secure Parking with Remote Gate.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF & THE VALE

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555