

Kelvin Road

ROATH, CARDIFF, CF23 5ET

GUIDE PRICE £185,000

**Hern &
Crabtree**



Kelvin Road

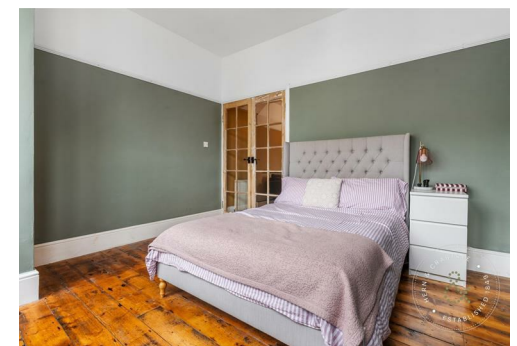
Located just moments from Roath Recreation Grounds and the vibrant amenities of Wellfield Road, this beautifully presented one-bedroom ground floor apartment offers stylish living in one of Cardiff's most sought-after locations and is offered to the market with no onward chain.

The property features a spacious double bedroom, a bright and airy living room with ample space for dining, and a contemporary kitchen finished to a high standard. A modern bathroom completes the internal accommodation, designed with both comfort and functionality in mind.

Outside, residents can enjoy a low-maintenance communal garden, perfect for relaxing in the warmer months without the upkeep.

This charming apartment is ideally positioned for local professionals, first-time buyers, or investors, with excellent bus links nearby, and within walking distance to Roath Park Primary School and in the Cardiff High School catchment area – a rare find for a one-bedroom property.

Whether you're looking to enjoy Roath's green spaces, independent cafés and restaurants, or take advantage of superb local schooling and transport links, this apartment offers the perfect base.



446.00 sq ft

Communal Entrance

Communal entrance hall. Entrance to flat.

Lounge / Dining Room

Double glazed window to the side, feature cast iron fireplace. Oak wood flooring. Built-in storage cupboard, vertical radiator, additional radiator. French glazed wooden doors leading into the bedroom.

Kitchen

Double glazed window to the rear and side, base units with wood work tops over, open shelving. four ring gas hob, integrated oven, cooker hood fitted over, tiled splash back. Ceramic Belfast sink with mixer tap. Space for fridge freezer, space and plumbing for washing machine. Radiator, vinyl floor. 'Worcester' gas combination boiler.

Bedroom

Double glazed bay to the front, radiator, stripped wood flooring, picture rail.

Bathroom

Accessed from the living room. Claw foot, roll-top bath with a raindrop shower head over. WC, wash basin, part tiled walls, tiled floor, heated towel rail.

Gardens

Large paved communal garden with gate access.

Tenure

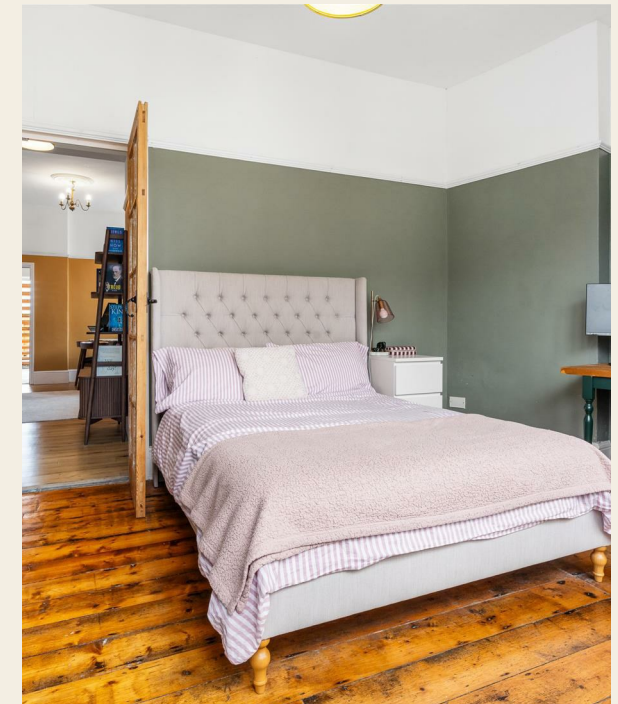
LEASEHOLD WITH SHARE OF THE FREEHOLD.

Lease Term for apartment - From 1 March 2020 to and including 28 February 3019.

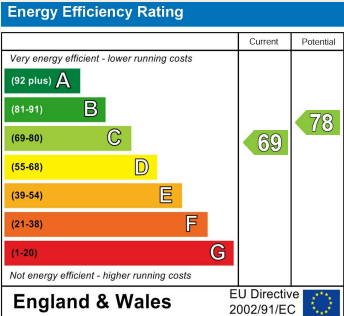
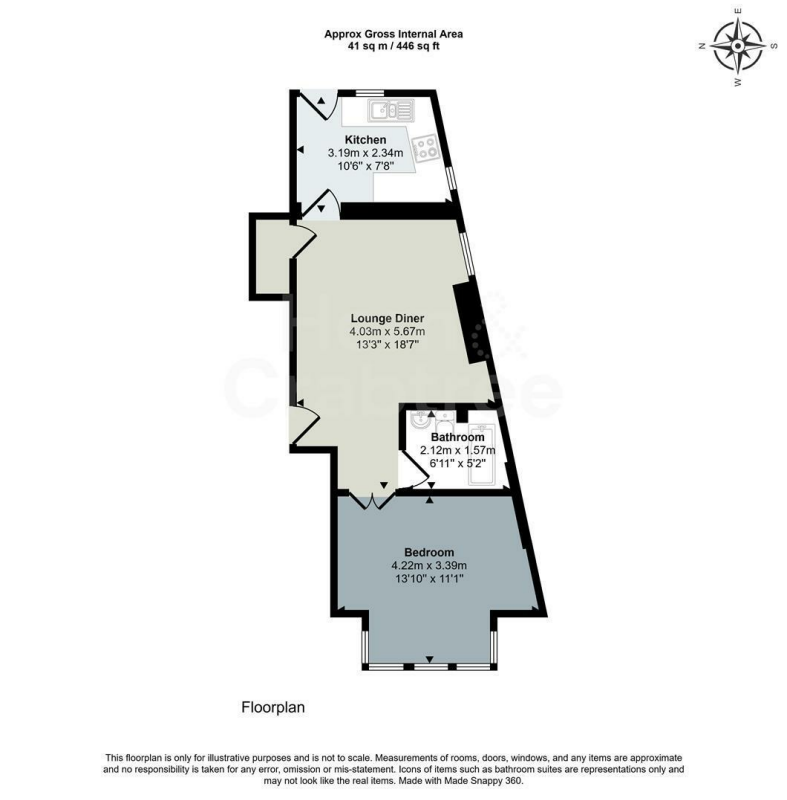
WE HAVE BEEN INFORMED BY THE VENDOR AS OF 2023 OF THE BELOW BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE. MAY VARY.

GROUND RENT: APPROX - N/A

Payments made into the management fund for general maintenance are currently £100 per month.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

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