

124 Newport Road

ROATH, CARDIFF, CF24 1DH

GUIDE PRICE £190,000

**Hern &
Crabtree**



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NO CHAIN. Newport Road presents an elegant lower ground floor apartment within a handsome period conversion in the heart of Roath. Light-filled interiors and well-proportioned rooms create a sense of space and ease, while the thoughtful layout offers both privacy and comfort.

The flat opens into a private hallway with useful storage and entry system. Two bedrooms are arranged to the quieter rear of the building, the principal enjoying an en suite shower room and direct access to the car park via glazed doors. A further double bedroom is complemented by a separate bathroom. At the front, a generous living and dining room with a wide bay window provides an inviting setting for everyday living, with the adjoining kitchen well equipped with fitted units, work surfaces and integrated appliances. Wooden flooring runs through most of the accommodation, adding to the feeling of continuity and light.

Newport Road is ideally placed for those who seek proximity to both Cardiff city centre and the character of Roath itself. The area is renowned for its vibrant independent cafés, restaurants and shops, as well as its leafy open spaces. Roath Park with its lake and botanic gardens is a short distance away, providing a much-loved retreat. Excellent schools are within easy reach, making the location appealing for families, while professionals will value the quick links into the city centre and beyond. The property is also well served by public transport, with regular bus routes along Newport Road and Cardiff Central station offering direct services to London and other major cities.

Together, these qualities make this flat an attractive and convenient home in one of Cardiff's most sought-after neighbourhoods.



720.00 sq ft

Private Entrance & Hallway

Accessed via a private doorway down from ground level, the flat opens into its own hallway with wooden flooring, a storage cupboard, and an entry phone system.

Bathroom

The first door on the left leads to a modern bathroom with tiled flooring, bath with shower over, wash hand basin, WC, heated towel rail and extractor.

Bedroom Two

A comfortable double with wooden flooring, rear aspect window, radiator, and plenty of natural light.

Bedroom One (Principal Suite)

A generous main bedroom with patio doors opening to the rear (steps lead up towards the gated car park). Wooden flooring, radiator, and access to:

En Suite

Fully tiled with a corner shower enclosure, WC, wash hand basin, heated towel rail, and side window.

Living Room / Dining Room & Kitchen

A bright and sociable open-plan space with a bay window to the front, wooden flooring, and a radiator. The kitchen is fitted with a range of wall and base units, wooden work surfaces, tiled splashbacks, stainless steel sink and drainer. Integrated appliances include a four-ring electric hob, oven and grill with extractor, while there's space for a fridge/freezer, additional freezer, and plumbing for a washing machine. The boiler is housed in a wall unit.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable

AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure

Share of the Freehold

Annual Ground Rent £0

Service and Maintenance Charges £550 (include payment frequency)

Does the Service Charge Include Water Rates - No

Are there any additional costs associated with parking or

owning a garage? If so please detail below: No

Does the property your selling benefit from any outdoor space? Yes, Communal

Provide any relevant details of the lease including any renewal undertaken, additional liabilities, rights and obligations, ground rent increases or review period. Within rights and obligations, please specify what maintenance each party is responsible for

Management company (run by owners of the flats) delegate maintenance areas to other owners. I.e organise external communal cleaning etc.

Are you able to rent out the property? Yes

According to the lease, are occupants allowed to keep pets? Yes

How many other flats / apartments are within the same block? 6

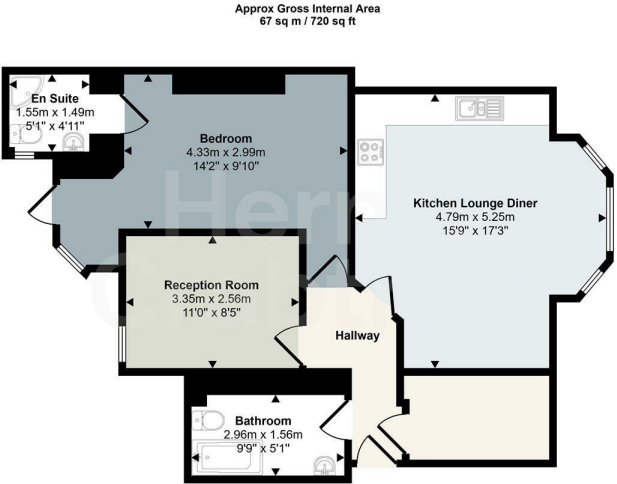
Are communal heating or cooling systems provided to the property? Yes



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.