



Flat 4, 76 Connaught Road
Cardiff, CF24 3PX

Watts
& Morgan

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£225,000 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, recently fully refurbished two bedroom maisonette apartment situated in the popular Cardiff suburb of Roath. Conveniently located to local amenities and Cardiff City Centre. The modern and contemporary accommodation briefly comprises; entrance hall, spacious double bedroom and bathroom. Second floor landing, open plan kitchen/dining/living room and second double bedroom. EPC rating 'C'.

Directions

Cardiff City Centre – 1.1 miles

M4 Motorway – 12.0 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance with stairs to each floor.

Apartment 4 is located across the first and second floors.

Entered via a solid wooden door into a hallway enjoying wood effect luxury vinyl tile (LVT) flooring, a wall mounted intercom system, a recessed storage cupboard housing the 'Gledhill' hot water cylinder and a carpeted staircase leading to the second floor.

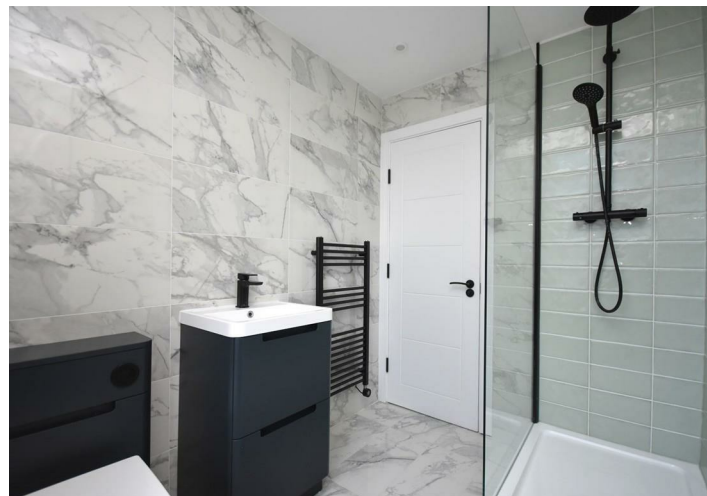
Bedroom one is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double glazed bay window to the front elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted towel radiator and an obscure uPVC double glazed window to the front elevation.

The second floor landing benefits from carpeted flooring, a recessed storage cupboard and a double glazed roof light.

The open plan kitchen/dining/living room is the focal point of the home enjoying wood effect LVT flooring, recessed ceiling spotlights, a double glazed roof light and a uPVC double glazed bay window to the front elevation. The kitchen showcases a range of wall and base units with stone effect laminate work surfaces. Integral 'Lamona' appliances to remain include; an electric oven, a 4-ring electric hob with a feature extractor fan over, a fridge/freezer, a washer/dryer and a dishwasher. The kitchen further benefits from partially tiled splashback and a composite sink with a mixer tap over.

Bedroom two is another double bedroom benefiting from carpeted flooring, a double glazed roof light and a uPVC double glazed window to the rear elevation.



Additional Information

Electric and water mains connection.

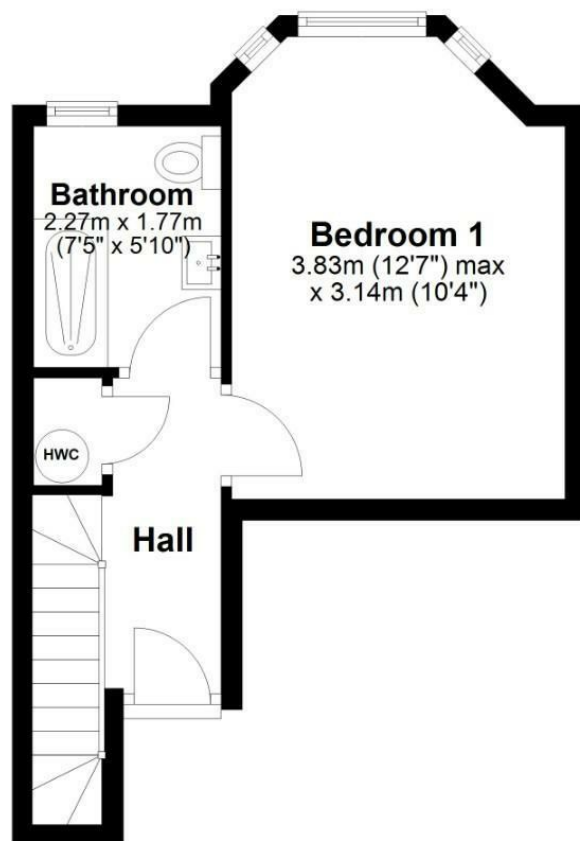
Leasehold - share of freehold (999 years from 2024).

We have been reliably informed that the service charge is £1500pa.

Council tax band 'TBC'.

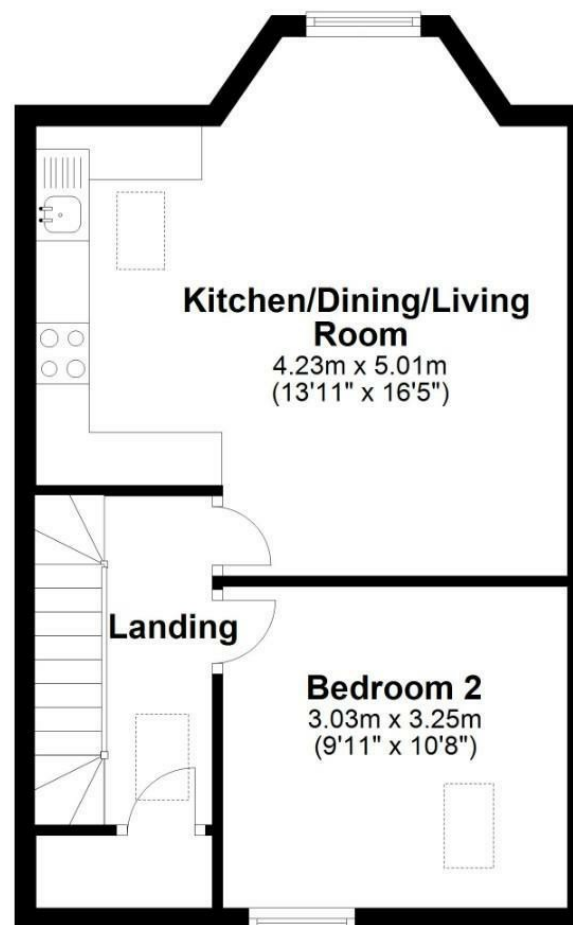
First Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



Second Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.3 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales		EU Directive 2002/91/EC

