

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NINIAN ROAD
ROATH PARK

NINIAN ROAD

ROATH PARK, CF23 5EN - £190,000

A lovely little property located on NINIAN ROAD in Roath Park. This one bedroom ground floor apartment with access to the rear from the lounge would make a great first time buy, Second home or buy to let, and situated conveniently near local shops, parks and amenities as well as a short walk to University hospital of Wales & Cardiff Centre. Offered to market with no onward chain. The property has recently undergone refurbishments including modern kitchen, bathroom and full decoration throughout.

1 bedroom(s) 1 bathroom(s) 270.00 sq ft

COMMUNAL ENTRANCE HALL

KITCHEN
1.83m x 4.45m (6' x 14'7")

LOUNGE
3.48m x 3.00m (11'5 x 9'10)

BEDROOM
3.25m x 2.44m (10'8 x 8)

SHOWER ROOM/ ENSUITE
2.21m x 0.76m (7'3 x 2'6)

TENURE
Leasehold, with a share of freehold, but this is to be confirmed by your solicitor

CHARGES
We have been informed the service charge will be in the region of £75-100pm, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(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	



Ninian Rd, Roath Park, CRF

Ground Floor Flat Interior Area 341.52 sq ft



0 2 4 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

