

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLAUDE ROAD
ROATH

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ROATH, CF24 3QD - £210,000

A very well presented and spacious ground floor GARDEN FLAT for sale. This property would make a great first home with two bedrooms and two shower rooms, open plan kitchen living space. The property also benefits from its own private GARDEN. Located a short walk to local parks such as Roath Park and Waterloo Gardens, as well as local high street such as Albany & Wellfield rd.

2 bedroom(s) 2 bathroom(s) 699.00 sq ft

- INNER HALL
- LOUNGE
4.50m x 3.99m (14'9" x 13'1")
- KITCHEN DINER
3.71m x 3.20m (12'2" x 10'6")
- BEDROOM
2.59m x 2.49m (8'6" x 8'2")
- SHOWER ROOM
- REAR BEDROOM
3.40m x 3.38m (11'2" x 11'1")

- REAR LOBBY / UTILITY
- SHOWER ROOM
- GARDEN

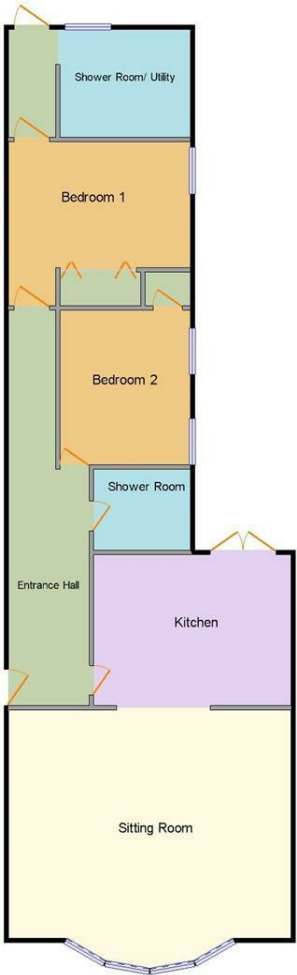
TENURE
Leasehold with 189 years from 1st January 1998, but this is to be confirmed by your legal representative

COUNCIL TAX
Band - C

SERVICE CHARGE
We have been informed there is no service charge or ground rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	68
(81-91) B		
(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



Ground Floor