

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLAUDE ROAD
ROATH



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE / DINING ROOM

4.06m x 4.54m (13'3" x 14'10")

KITCHEN

4.06m x 2.38m (13'3" x 7'9")

BEDROOM ONE

4.10m x 4.02m (13'5" x 13'2")

BEDROOM TWO

4.10m x 3.58m (13'5" x 11'8")

BATHROOM

COMMUNAL GARDEN

TENURE

Share of Freehold - 999 Year lease from Dec 1990

COUNCIL TAX

Band D





CLAUDE ROAD

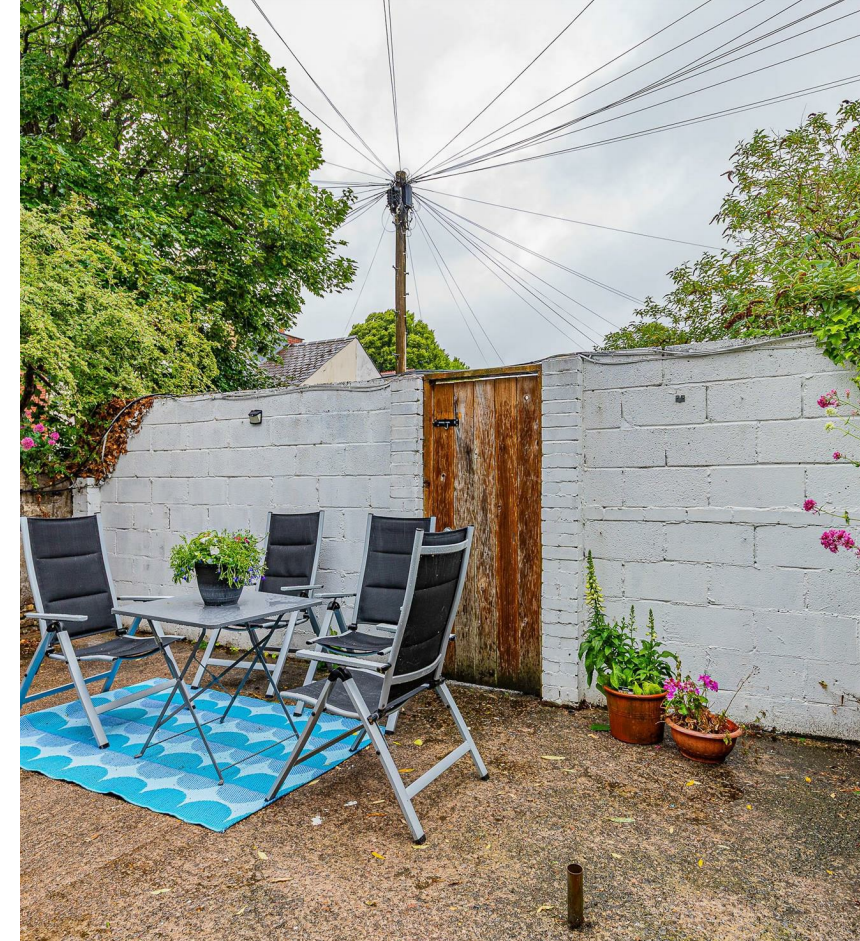
ROATH, CF24 3QD - £210,000

 2 Bedroom(s)  1 Bathroom(s)  645.00 sq ft

Jeffrey Ross are pleased to bring to the market this beautifully presented ground floor two double bedroom apartment. The property comprises of communal entrance hall, entrance hall with original tiled floor, spacious master bedroom with bay window currently used as a lounge, spacious lounge currently used as a dining room, kitchen, modern bathroom, utility space and communal rear garden. The property is beautifully presented throughout and ready to move into.

**** Share Of Freehold ****

Situated in the heart of Roath with close proximity to local, shops, parks, amenities and Cardiff City Centre.



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreygross.co.uk
Senior valuer





All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC