

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CONNAUGHT ROAD
ROATH

CONNAUGHT ROAD

ROATH, CF24 3PT - £145,000

A very well presented and unusual DUPLEX apartment, for sale, located in the very popular and convenient location of of Roath, ideal for professionals. Benefiting from an entrance hall, double bay fronted bedroom with walk in wardrobe on the ground floor. Upstairs there is a bright open plan lounge with fitted kitchen, and spacious shower room. This would make a great investment opportunity with a previous rent achieved of £925pm.

1 bedroom(s) 1 bathroom(s) 473.00 sq ft

ENTRANCE HALL

DOUBLE BEDROOM

WALK IN WARDROBE

SHOWER ROOM

STAIRS & LANDING

LOUNGE

SERVICE CHARGE

We have been informed the service charge is in the region of £100 per month, which includes the ground rent, but this is to be confirmed by your solcitor

OPEN PLAN KITCHEN

TENURE

Leasehold with a 999 year lease , with a share of the Freehold, but this is to be confirmed by your solicitor

COUNCIL TAX

Band -B

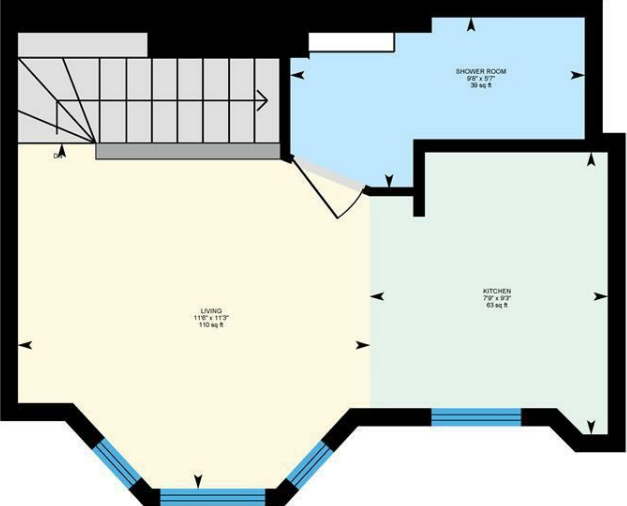
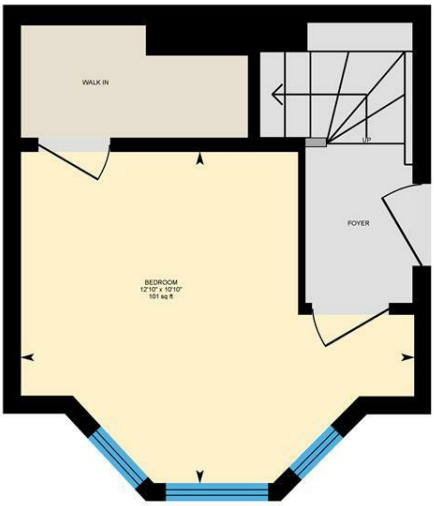


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



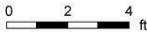
Connaught Rd, Roath, CRF

Main Building: Total Interior Area 426.13 sq ft



Ground Floor Duplex

1st Floor Duplex



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.