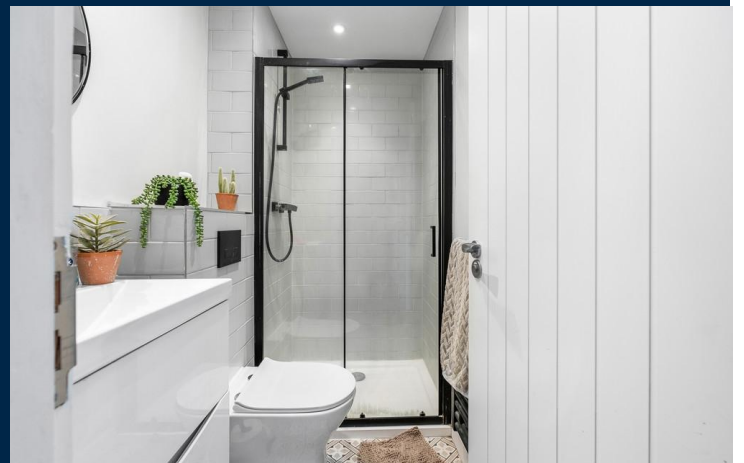




**CONNAUGHT ROAD**  
**ROATH**  
**CARDIFF CF24 3PU**

ASKING PRICE OF  
**£145,000**



### TOP FLOOR APARTMENT



**1**



**1**



**1**



**1**

**\*\*CHAIN FREE, ONE BEDROOM, TOP FLOOR APARTMENT\*\*** MGY are delighted to bring to market this bright and spacious, top floor apartment situated on the much-favoured Connaught Road, Roath. The modern accommodation briefly comprises entrance hallway, lounge/kitchen/diner, one double bedroom, and bathroom. The property further benefits from electric heating and double glazing throughout and is perfect for a first-time buyer or investor. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 344 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via forecourt. Front door leading from communal hallway. Video entry intercom system. Pendant light fitting. Laminate flooring. Doors leading to all rooms and storage cupboard housing hot water tank.

#### **LOUNGE/KITCHEN/DINER**

16' 9" x 10' 10" (5.11m x 3.32m)  
Double glazed windows to front aspect with additional window alongside. Laminate flooring throughout. Ample natural daylight. Open plan living with space for dining. High ceiling. Pendant light fitting to lounge and spotlights to kitchen. Power points. TV and telephone point. Alcoves with fixed shelving. Wall mounted electric panel heater. Modern fitted kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with drainer and mixer tap. Integrated oven and four ring electric hob with extractor hood over. Ample storage. Integrated fridge/freezer and washing machine.

#### **BEDROOM**

10' 11" x 9' 7" (3.34m x 2.94m)  
Double bedroom. Double glazed window to rear aspect. Carpet to floor. Pendant light fitting. Power points. Wall mounted electric panel heater.

#### **SHOWER ROOM**

6' 6" x 3' 8" (1.99m x 1.12m)  
Modern shower room. Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Heated towel rail. Spotlights. Extractor fan.

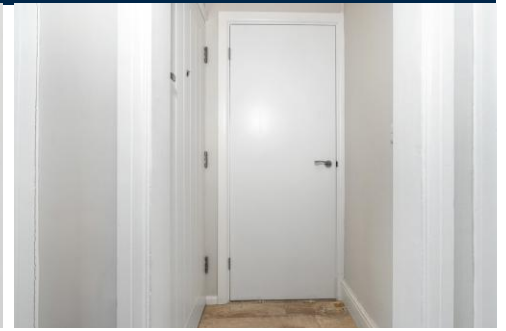
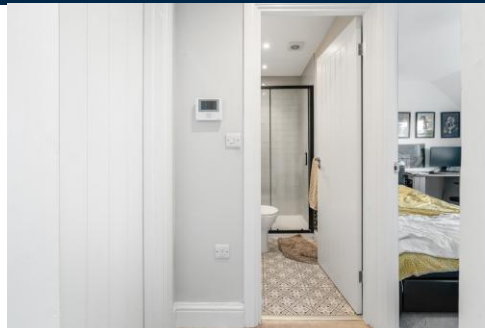
#### **TENURE**

MGY are advised that the property is leasehold with a term of 125 years from 2021. There is a service charge of approx. £1273.70 per annum, which includes building insurance, secure fob access and a video entry intercom system. Ground rent £130.00 per annum.



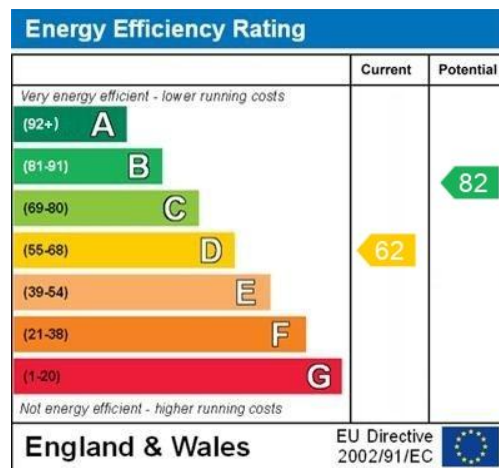
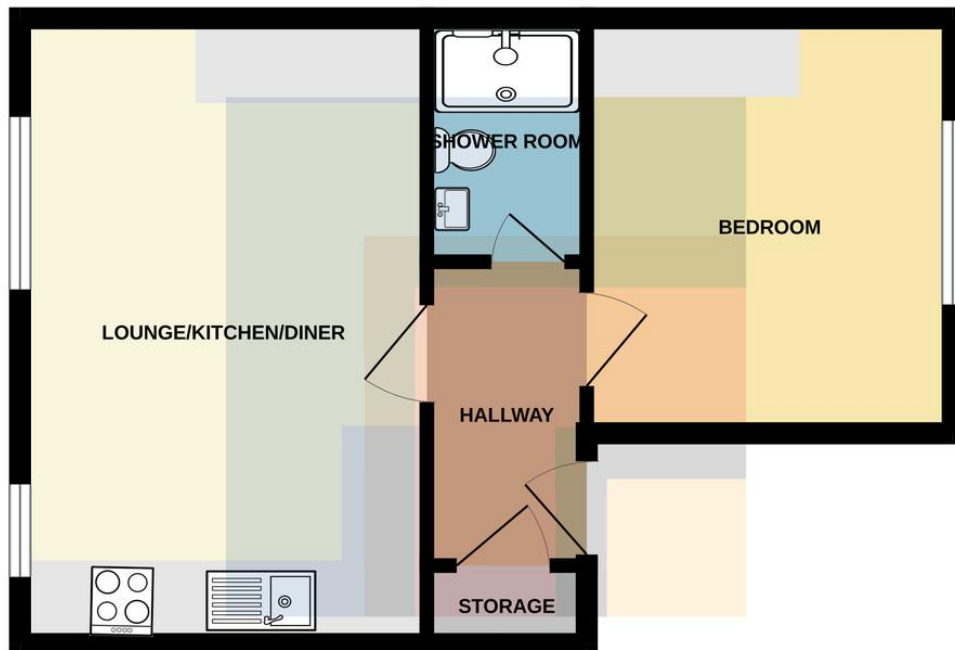


# CONNAUGHT ROAD, ROATH, CARDIFF CF24 3PU



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## TOP FLOOR



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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