



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

ASKING PRICE OF  
**£155,000**



## GROUND FLOOR APARTMENT



**1**



**1**



**1**



**1**

**\*IMMACULATELY PRESENTED AND RARELY AVAILABLE\*** MGY are delighted to bring to market this exceptional, one bedroom, ground floor apartment situated in the highly sought after area of Roath. The accommodation briefly comprises entrance hall, lounge/kitchen/diner, one bedroom and bathroom. The property further benefits from being chain free, has a private courtyard to the rear, and has electric heating and double glazing throughout. **\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 355 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Doors to lounge/kitchen/diner, bathroom and bedroom.

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

16' 7" x 12' 4" (5.06m x 3.78m)  
Herringbone style laminate flooring throughout. Double glazed uPVC bay window to front aspect with fitted blinds. Pendant light fitting. Wall mounted electric heater. Power points. Modern fitted shaker style kitchen with a range of wall, base and drawer units with worktops over incorporating four ring induction hob with extractor above and oven beneath, and inset sink and drainer with mixer tap over. Integrated appliances such as washing machine, dishwasher and fridge/freezer. Splashback. Spotlights.

#### **BEDROOM**

10' 11" x 9' 5" (3.34m x 2.88m)  
Laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Storage cupboard, housing hot water tank. TV point. Double glazed door leading to rear courtyard.

#### **SHOWER ROOM**

6' 3" x 3' 9" (1.93m x 1.15m)  
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. Spotlights. Heated towel rail.

#### **OUTSIDE**

Front - On road parking. Pathway to front door.  
Rear - Artificial grass. Fence and wall border. Wall mounted light.

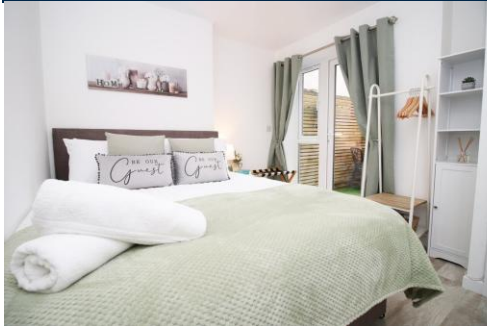
#### **TENURE**

MGY are advised that the property is leasehold with a term of 125 years from 2021. There is a service charge of approx. £1,171.91 per annum, which includes building insurance, secure fob access and a video entry intercom system. Ground rent £130 per annum.



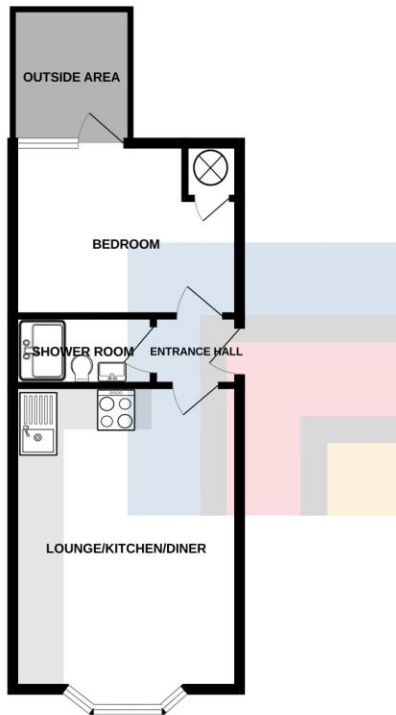


# CONNAUGHT ROAD, ROATH, CARDIFF CF24 3PU

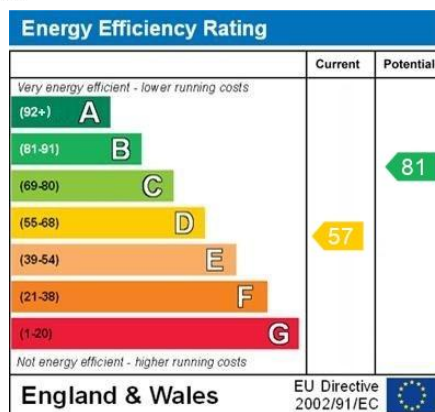


# CONNAUGHT ROAD, ROATH, CARDIFF CF24 3PU

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Menergy 6/2025



**CARDIFF** 029 2046 5466

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**