



CONNAUGHT ROAD  
ROATH  
CARDIFF CF24 3PU

ASKING PRICE OF  
**£159,950**



## GROUND FLOOR FLAT



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**\*\*IMMACULATELY PRESENTED\*\*** MGY present for sale this one bedroom, ground floor apartment located just a stone's throw from Wellfield Road and Waterloo Gardens on Connaught Road, Roath. The stylish bay-fronted apartment not only benefits from its immaculate presentation but its locality to a variety of amenities close by including Wellfield and Albany Road, as well as Waterloo Gardens and Roath Park. The accommodation briefly comprises entrance hallway, open plan light-filled living/dining/kitchen area, one double bedroom leading to the courtyard garden and bathroom.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. Pendant light fitting. Doors to all rooms.

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

12' 10" x 16' 10" (3.92m x 5.14m into Bay)  
Double glazed uPVC bay window to front aspect.  
Herringbone style LVT flooring. Pendant light fitting. TV and telephone point. Power points. Wall mounted electric heater. Modern fitted shaker style kitchen with a range of wall, base, and drawer units with worktops over incorporating inset sink with mixer tap over and electric hob with extractor above and oven beneath. Under counter lighting. Integrated appliances such as fridge/freezer and washing machine.

#### **BEDROOM**

9' 3" x 11' 1" (2.82m x 3.38m)  
Carpet to floor. Pendant light fitting. Power points. Wall mounted electric heater. Double glazed uPVC door leading to courtyard. Fitted storage cupboard.

#### **BATHROOM**

7' 2" x 4' 1" (2.19m x 1.27m)  
Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with mixer tap over and storage beneath. Chrome heated towel rail. Walk in shower cubicle with mains powered shower over. Spotlights. Extractor.

#### **OUTSIDE**

Private Courtyard To Rear.  
On Road Permit Parking To Front.

#### **TENURE**

MGY have been advised that the property is LEASEHOLD with a term of 125 years from 2021. The service charges are approx. £1,032.46 per annum and the ground rent is approx. £122.50 per annum.



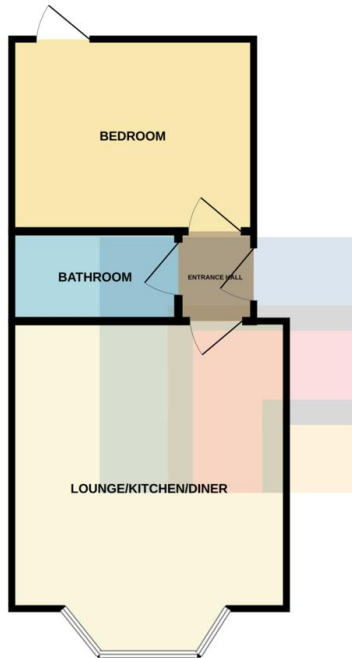


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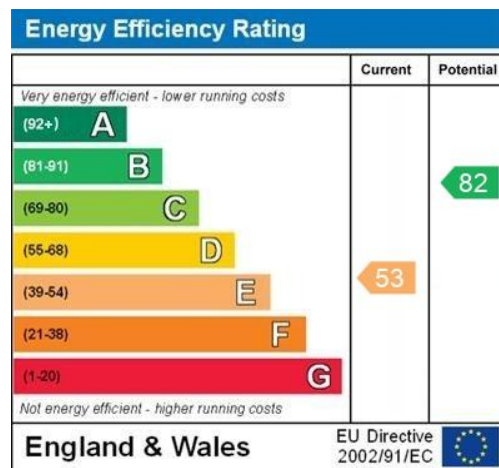


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GROUND FLOOR



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Made with Miroplan 12/2020



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