



Bradley Street, Roath Cardiff CF24 1PE

welcome to

Bradley Street, Roath Cardiff

****Garden Apartment**** If you are looking to get on the property ladder, this could be the perfect first time buy. Offered with no chain and situated in this central location, you have everything you need to begin your journey for your starter home!

Communal Entrance

Via door into:

Communal Hall

Access to flat.

Entrance

Via door into:

Hall

Built in storage cupboard, laminate flooring and access to:

Lounge

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to front aspect, radiator and laminate flooring.

Kitchen

10' x 8' 6" (3.05m x 2.59m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, integrated dishwasher, space for washing machine, spotlights, radiator, double glazed window to side aspect and area leading door to rear and bathroom.

Double Bedroom

10' 11" Max x 10' 7" Max (3.33m Max x 3.23m Max)

Double glazed window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, laminate flooring, heated towel rail, extractor fan with humidity sensor and two double glazed windows to rear aspect.

Outside

Rear Garden

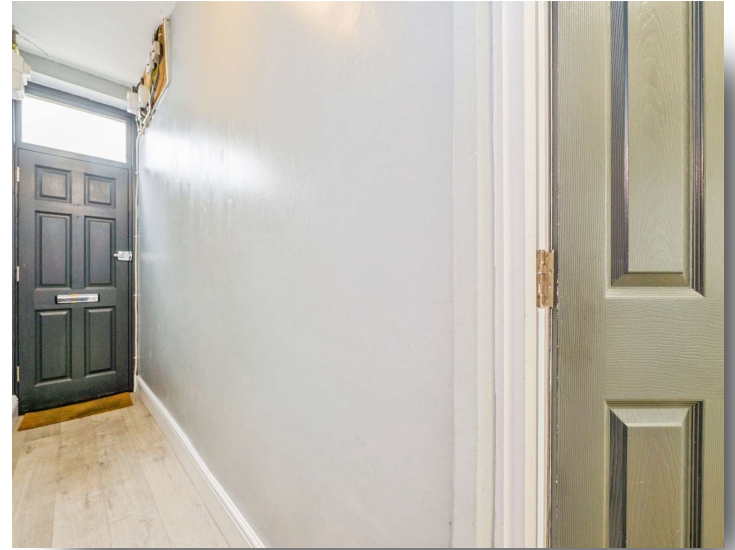
Enclosed with tiered patio area, artificial grass and pergola.

Leasehold Information

The vendor has advised that the flat is currently share of the freehold.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Roath Cardiff

- Ground Floor Garden Apartment
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£155,000



view this property online allenandharris.co.uk/Property/ROA114169



Property Ref:
ROA114169 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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