



Newport Road, Roath Cardiff CF24 1DG

welcome to

Newport Road, Roath Cardiff

A TWO BEDROOM DETACHED home set in this popular location of ROATH, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible. The property further benefits from gas central heating and front yard area.

Ground Floor

Entrance

Double glazed front door into:

Lounge

16' 3" Max x 14' 9" Max (4.95m Max x 4.50m Max)
Double glazed windows to front and side aspect,
stairs rising to first floor, two radiators, laminate
flooring and access to:

Kitchen Area/ Dining Area

23' x 9' 5" (7.01m x 2.87m)
Fitted with a range of wall and base level units with
complementary work surfaces over, sink unit, spaces
for cooker and washing machine, radiator, laminate
flooring, wall mounted combi boiler, double glazed
windows to front and side aspect and double glazed
door to front.

First Floor

Landing

Double glazed window to side aspect and doors
providing access to:

Bedroom One

14' 8" x 9' 7" (4.47m x 2.92m)
Double glazed window to front aspect, radiator and
built in cupboard.

Bedroom Two

14' 8" Max x 6' 10" Max (4.47m Max x 2.08m Max)
Double glazed window to front aspect and radiator.

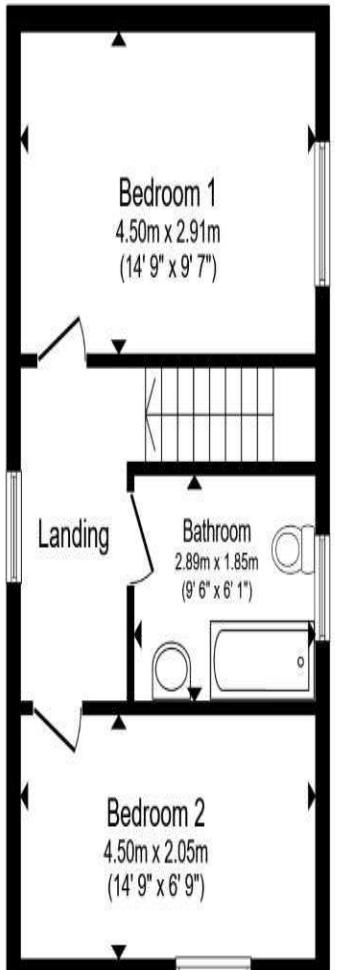
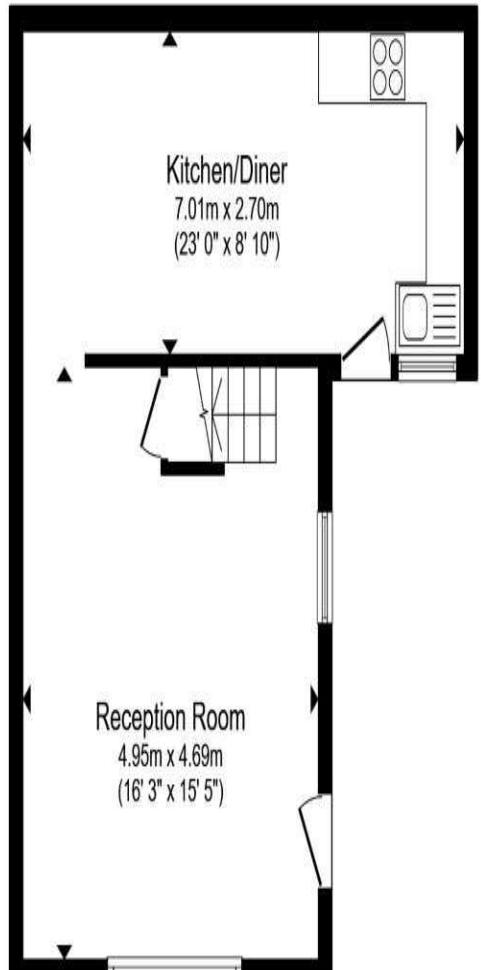
Bathroom

Fitted with a three piece suite comprising bath, WC,
wash hand basin, vinyl flooring, partially tiled walls
and double glazed window to front aspect.

Outside

Front

Yard Area: Suitable for off street parking for one.



Total floor area 78.9 m² (850 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
**Newport Road,
Roath Cardiff**

- Detached Home
- Two Bedrooms
- Lounge
- Fitted Kitchen Area/ Dining Area
- First Floor Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£220,000



view this property online allenandharris.co.uk/Property/ROA114476



Property Ref:
ROA114476 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk