



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.

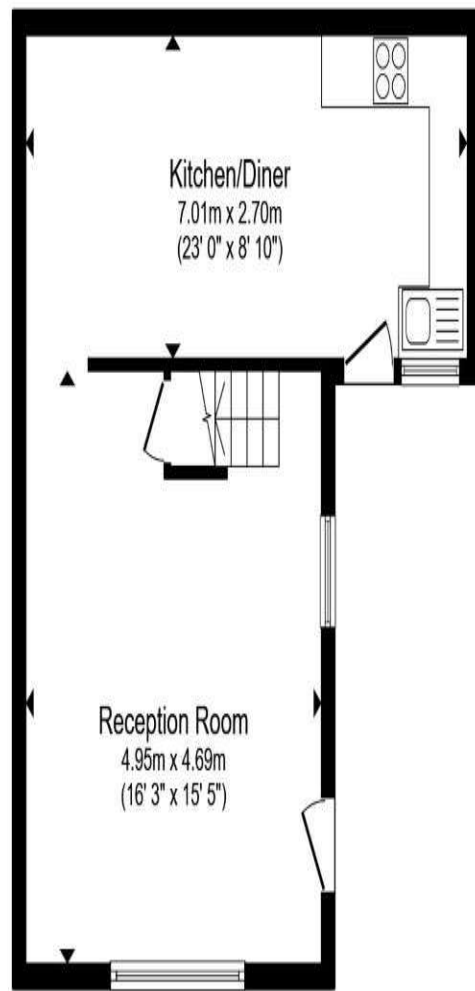
Bathroom

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

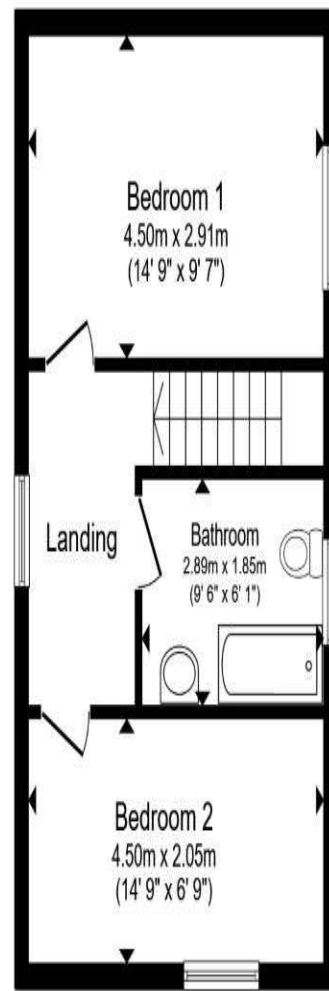
Outside

Front

Yard Area: Suitable for off street parking for one.



Ground Floor



First Floor

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



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Property Ref:
ROA114476 - 0003

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