

# Marlborough Road

CARDIFF, CF23 5FB

GUIDE PRICE £245,000

**Hern & Crabtree**



# Marlborough Road

\*Period Stylish Ground Floor Garden Apartment\* Set within an elegant period building in the heart of Roath, this refined ground floor apartment offers a considered blend of architectural character and high quality modern living. The property has been carefully maintained and tastefully decorated throughout in a calm, neutral palette, creating a home that feels both welcoming and quietly assured.

The accommodation flows effortlessly from a characterful entrance hall into an open plan kitchen, dining and living space, where a generous bay window draws in natural light and frames views to the front. The kitchen has been thoughtfully designed with marble work surfaces, integrated appliances and a sociable breakfast bar, making it as practical as it is visually appealing. To the rear, two well balanced bedrooms enjoy a peaceful aspect, with the principal bedroom opening directly onto a private garden, offering a natural extension of the living space. A stylishly appointed shower room completes the interior.

Outside, the courtyard garden provides a sheltered and low maintenance setting, ideal for outdoor dining or quiet moments throughout the year.

Marlborough Road sits within one of Cardiff's most desirable residential pockets, moments from the independent shops, cafés and restaurants of Wellfield Road. Roath Recreational Ground and Roath Park are both within easy walking distance, offering green open spaces, lakeside walks and sports facilities. The area is well regarded for its selection of local schools and benefits from excellent transport links, with regular bus routes into Cardiff city centre and convenient access to major road networks. This is a location that combines village style living with the cultural and commercial energy of the capital.



**508.00 sq ft**

#### Ground Floor Garden Apartment

The property is accessed via a communal entrance opening into a tiled communal hallway with power and lighting. A private entrance door leads into the apartment.

#### Entrance Hall

The entrance hall features tiled flooring and a distinctive curved ceiling, creating an immediate sense of character. A video intercom entry system is installed, and doors lead to all principal rooms.

#### Open Plan Kitchen Dining Living Room

A well proportioned open plan living space benefits from a double glazed bay window to the front aspect, fitted with half height plantation shutters, allowing excellent natural light while maintaining privacy. The living area includes a radiator and luxury vinyl flooring, which continues seamlessly into the kitchen.

The kitchen is fitted with a range of wall and base units complemented by marble worktops.

Integrated appliances include a four ring gas hob with cooker hood over, oven, fridge freezer and full length dishwasher. A breakfast bar defines the space and provides informal seating. Additional features include a stainless steel sink with pull down spray mixer tap, industrial style open shelving, coordinated splashbacks, decorative vinyl wall finish and recessed downlighting.

#### Bedroom One

Bedroom one is positioned to the rear and benefits from a double glazed obscure full height door with window above, providing both natural light and direct access to the private garden. The room features a coved ceiling and radiator.

#### Bedroom Two

Bedroom two enjoys a double glazed window to

the side aspect overlooking the courtyard garden, along with a coved ceiling and radiator.

#### Shower Room

The shower room is fitted with a double quadrant shower enclosure with sliding glass door, incorporating both a rainfall style shower head and separate traditional mixer. The room also includes a wash basin set within a vanity unit with large mirror above, WC, extractor fan, heated towel rail and tiled flooring. A cupboard houses the concealed gas combination boiler and provides additional storage. A double glazed obscure window is positioned to the side aspect.

#### Private Garden

To the rear is a private courtyard style garden, enclosed with timber fencing and finished with decking, offering a practical and low maintenance outdoor space ideal for relaxing or entertaining.

#### Lease

Ground rent = £150 per annum

Service Charge = £1,463.89

Lease term = 125

Years Remaining = 116

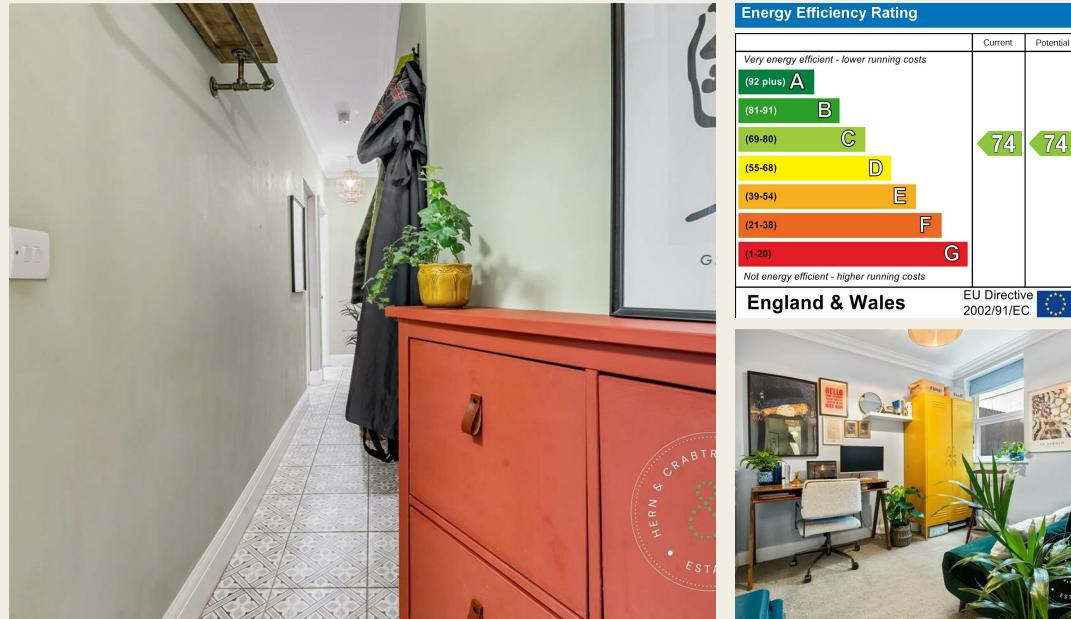
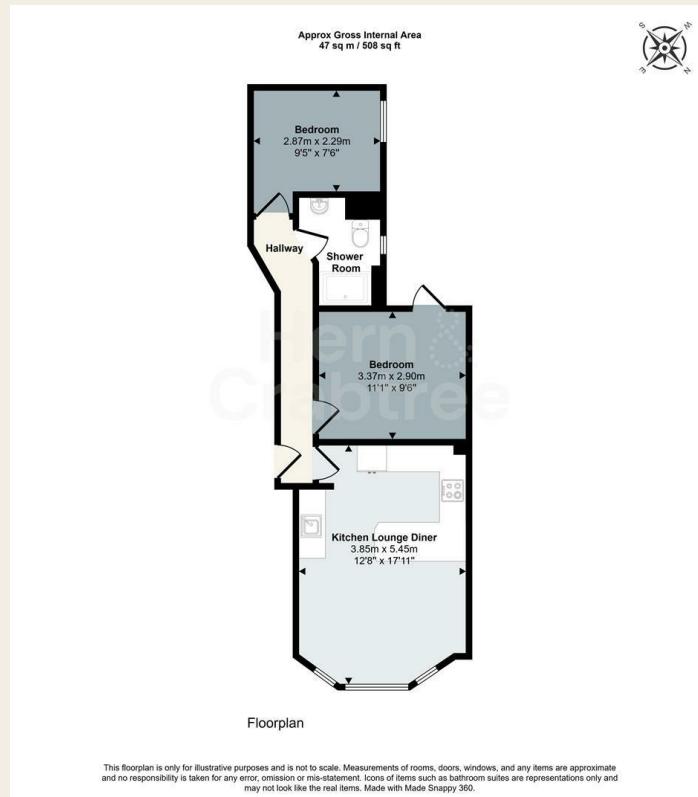
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Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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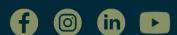
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