



**Connaught Road, Roath Cardiff CF24 3PW**

**welcome to**

## **Connaught Road, Roath Cardiff**

NO ONWARD CHAIN! A GROUND FLOOR FLAT situated in the ideal location of ROATH within walking distance of local amenities and close to the City Centre. The accommodation comprises entrance hall, lounge/diner/fitted kitchen, double bedroom and shower room. Viewing Recommended!

### **Communal Entrance**

Via a communal front door into:

### **Communal Hallway**

Tiled flooring and access to flat.

### **Entrance**

Via door into:

### **Lounge/ Dining/ Kitchen Areas**

23' 7" Max x 12' 8" Max ( 7.19m Max x 3.86m Max )

Lounge/Dining Area: Double glazed window to side aspect, radiator, powerpoints and access to:

Kitchen Area: Fitted with a range of base level units with complementary work surfaces over, sink unit, spaces for cooker and washing machine, tiled splashbacks, powerpoints, wall mounted boiler and access to:

### **Double Bedroom**

12' 8" x 12' 2" ( 3.86m x 3.71m )

Double glazed window to side aspect, radiator and powerpoints.

### **Shower Room**

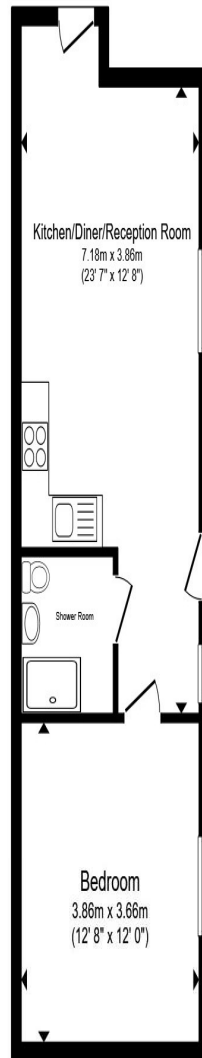
Fitted with a three piece suite comprising shower cubicle, wash hand basin inset into vanity unit and WC.

### **Outside**

#### **Garden**

Enclosed and mainly graveled.





Total floor area 43.4 m<sup>2</sup> (467 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](http://www.propertybox.io)



**welcome to**  
**Connaught Road,**  
**Roath Cardiff**

- Ground Floor Flat
- Double Bedroom
- Lounge Area/ Dining Area
- Fitted Kitchen Area
- Shower Room

Tenure: Leasehold EPC Rating: D  
Council Tax Band: A 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  
**£140,000**



**view this property online** [allenandharris.co.uk/Property/ROA114547](https://allenandharris.co.uk/Property/ROA114547)



Property Ref:  
ROA114547 - 0002

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.

  
allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



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



[allenandharris.co.uk](https://allenandharris.co.uk)