



Newport Road, Roath Cardiff CF24 1DN

welcome to

Newport Road, Roath Cardiff

NO ONWARD CHAIN!

A first floor flat in popular Roath, close to amenities and transport links. Includes lounge, fitted kitchen, two bedrooms, and bathroom. Benefits from double glazing, a garden section, double garage and off-street parking. Viewing recommended.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the flat.

Entrance

Via door into:

Hall

Access to:

Lounge

19' 7" x 14' 9" (5.97m x 4.50m)

Double glazed bay window to front aspect with tilt and turn windows and an additional window, radiator and laminate flooring.

Kitchen

9' 6" x 7' 6" (2.90m x 2.29m)

Fitted with a range of wall and base level units with complementary work surface over, sink unit, integrated electric hob, oven and grill, cooker hood, integrated washing machine, tiled splashback, tiled flooring and double glazed window to side aspect and double glazed door providing access to rear.

Bedroom One

13' 2" x 11' 1" (4.01m x 3.38m)

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

Bedroom Two

13' x 11' 1" (3.96m x 3.38m)

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

Bathroom

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

Outside

Rear Garden

Sectioned area of the garden, side access and access to double garage.

Double Garage

25' 9" x 15' 11" (7.85m x 4.85m)

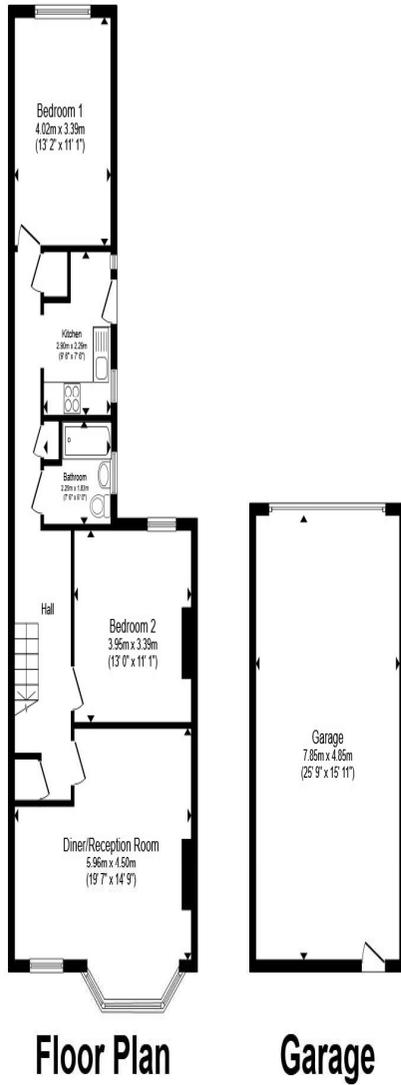
With roller shutter door, electricity and rear lane access.

Parking

The vendor has advised that there is a drive in front of the double garage to the rear.

Leasehold Information

The vendor has advised that the property is share of the freehold.



Total floor area 114.5 m² (1,232 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

- First Floor Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: C 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.

£180,000



view this property online allenandharris.co.uk/Property/ROA113128



Property Ref:
ROA113128 - 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



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



allenandharris.co.uk