



Ninian Road, Roath Cardiff CF23 5EJ

welcome to

Ninian Road, Roath Cardiff

NO CHAIN! A well presented TWO BEDROOM FIRST FLOOR APARTMENT set in the popular location of ROATH PARK within walking distance of local amenities and easy access to local schools, bus routes and shops. This property is a few minutes walk from Roath Park Lake and also the Recreation Ground.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the apartment and communal postboxes.

Entrance

Via door into:

Hallway

Steps down to bedroom one and bathroom with access to lounge/dining/kitchen area, bedroom two and bathroom, engineered wooden flooring, intercom with phone and buzzer to open the front door.

Lower Level

Bedroom One

13' 5" Max x 11' Max (4.09m Max x 3.35m Max)
Double glazed window to rear aspect, electronic controlled roller blind, radiator, engineered wooden flooring, smart thermostat and built in cupboard housing combi boiler.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin inset to vanity unit, tiled flooring, built in cupboard housing plumbing and power for washing machine and double glazed window to rear aspect.

Upper Level

Living Area/ Kitchen Area

14' 9" Max x 11' 2" Max (4.50m Max x 3.40m Max)
Living Area: Original single glazed sash box bay window to front aspect with secondary glazing, original wood panelling, radiator and engineered wooden flooring.

Bedroom Two

11' 2" Max x 9' 4" Max (3.40m Max x 2.84m Max)
Double glazed window to side aspect, radiator and engineered wooden flooring.

Outside

Communal Frontage

Area laid to lawn with views of Roath Rec.

Parking

Secure electric gated car park to rear with fob access.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 125 years from 2014 and Approx. 114 years left

Ground Rent: Approx. £250 per annum

Service Charge: Approx. £1118.32 per annum

Buildings Insurance: Approx. £260.64



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**Ninian Road,
Roath Cardiff**

- First Floor Apartment
- Two Bedrooms
- Living Area
- Fitted Kitchen Area
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 1118.32

Ground Rent: 250.00

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

£230,000



view this property online allenandharris.co.uk/Property/ROA114135



Property Ref:
ROA114135 - 0004

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.

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