



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

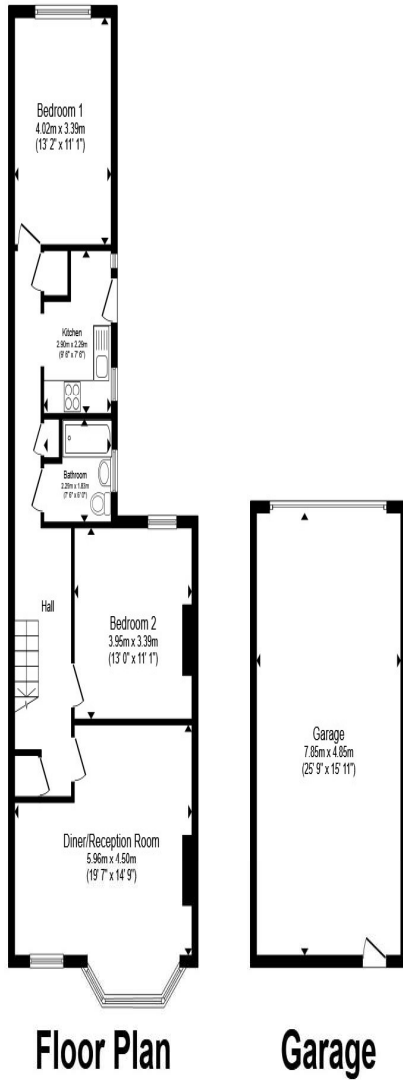
The vendor has advised of the below:

Length of Lease: Approx. 88 years left

Service Charge: Approx. £150.00 per annum

Building's Insurance Premium: Approx. £693 per annum

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



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Newport Road,
Roath Cardiff

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

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 150.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2015.
Should you require 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 - 0003

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