



52 Marlborough Road, Roath

£795,000 Freehold

Council Tax band: All B-D

Tenure: Freehold

EPC Energy Efficiency Rating: All C & D

Flat 1

Flat 1 - 35 sq.m (ground floor). Tenancy runs from 09/10/2025 until 08/10/2026 @ £815pcm Lounge 5.69 x 4.25 Bedroom 3.30 x 2.66 Shower room 2.52 x 1.30

Flat 2

Flat 2- (first floor front of building) 35 sq.m. Contract runs from 27/07/2025 until 20/07/2026. New occupants move in 22/07/2026 until 21/07/2027 @ £800 pcm. Lounge 4.61 x 5.65 Bedroom 3.84 x 2.38 Bathroom 2.65 x 1.30

Flat 3

Flat 3 (2nd floor). 39 sq.m. Periodic tenancy. £825pcm. Lounge 5.50 x 3.74 Bedroom 3.80 x 3.78 Shower 1.22 x 2.30

Flat 4

Flat 4 - (1st floor). 35 sq.m. Tenancy runs from 18/03/2026 until 17/03/2027 £809pcm.

Flat 5

Flat 5 (rear access ground floor mainsonette). 38 sq.m. Tenancy runs from 23/04/2026 until 22/04/2027. £820pcm. Lounge / kitchen 6.24 x 4.63 Bedroom 3.61 x 2.71 Shower room 1.68 x 1.95

Flat 6

Flat 6 (rear access ground floor maisonette). 48 sq.m Tenancy runs from 21/10/2025 until 20/10/2026. £875pcm. Lounge / kitchen 5.17 x 6.61 Bedroom 5.17 x 4.13 Shower room 2.52 x 1.14

Flat 7

Flat 7 (2nd floor rear). 31 sq.m. Periodic tenancy. £825pcm. Lounge/ kitchen / bedroom 7.30 x 3.60 Shows room 1.20 x 2.53

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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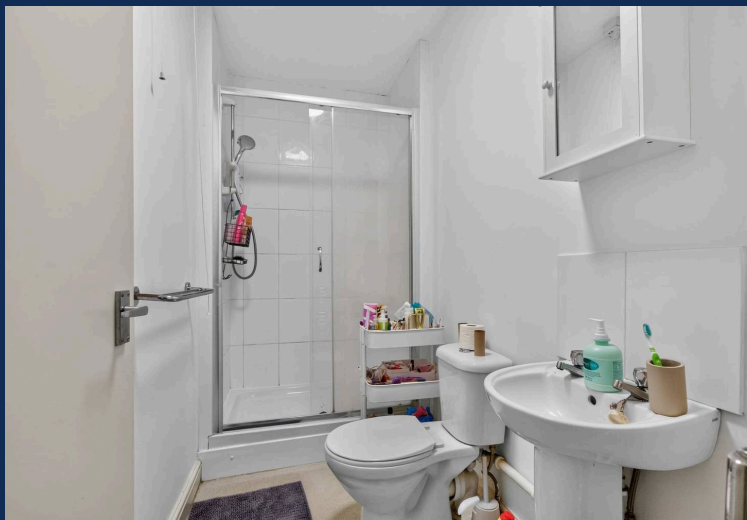
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YARD

Accessed directly by flat 6.



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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