



Ninian Road, ##Invalid fixed price £240,000

- Two Bedroom First Floor Flat
- No Chain
- Reasonable Charges
- Prime Location
- Charming Communal Entrance and Features
- Local Essential Amenities
- Pleasant Greenery
- Council Tax Band F



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**peter
alan**

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About the property

Peter Alan are delighted to present to the market this well presented two bedroom, first floor flat situated in the sought-after location of Roath, offering an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property is accessed via a communal entrance and staircase, leading to a well-proportioned layout comprising:

- " Bright living room with large sash windows providing ample natural light.
- " Two good-sized bedrooms, suitable for use as bedrooms, home office, or guest accommodation.
- " Fitted kitchen with a range of wall and base units.
- " Bathroom with three-piece suite.

The flat is currently let however sold vacant and offered with no onward chain. Benefiting reasonable charges and good lease length remaining.



Accommodation

02920 462246

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



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