



Connaught Road, Roath Cardiff CF24 3PY

welcome to

Connaught Road, Roath Cardiff

NO CHAIN! A split level top floor flat situated in Connaught Road, Roath and within walking distance to local amenities, shops and bus stops on Albany Road/Wellfield Road. The property briefly comprises entrance hall, living room, fitted kitchen, three bedrooms and bathroom. Viewing Recommended!

Communal Entrance

Via communal door into:

Communal Hallway

Stairs rising to the first floor flat.

Entrance

Via door into:

Hall

Stairs rising to:

Landing

Steps to the front of the flat, laminate flooring and doors providing access to:

Living Room

17' 7" x 10' 8" (5.36m x 3.25m)

Upper Level: Double glazed window to front aspect, two radiators, laminate flooring and electric wall heater.

Separate Wc

Upper Level: Fitted with a two piece suite comprising WC and wash hand basin.

Kitchen

11' 9" x 7' (3.58m x 2.13m)

Lower Level: Fitted with wall and base level units with complementary work surface over, sink unit, spaces for cooker, washing machine and fridge/freezer, tiled splashback, radiator, wall mounted combi boiler and double glazed window to side aspect.

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

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

Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m)

Lower Level: Double glazed window to side aspect, sloping ceilings with dormer, radiator and laminate flooring.

Bedroom Three

8' 4" x 5' 7" (2.54m x 1.70m)

Lower Level: Double glazed window to side aspect, radiator and laminate flooring.

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

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

Outside

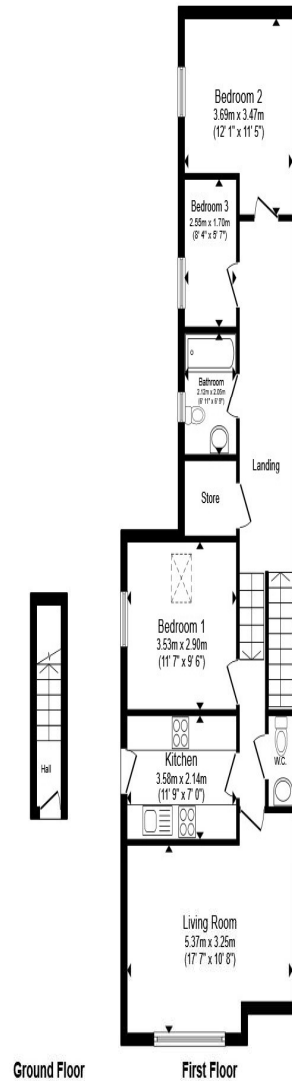
Communal Area

Side access to communal area for bike storage and outbuilding.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 997 years left
Service Charge: Approx. £950 per annum



Total floor area 80.1 m² (862 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

allen & harris



welcome to
Connaught Road,
Roath Cardiff

- Split Level Top Floor Flat
- Three Bedrooms
- Living Area
- Separate WC
- Fitted Kitchen

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 950.00
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.

offers in excess of
£200,000



view this property online allenandharris.co.uk/Property/ROA114481



Property Ref:
ROA114481 - 0002

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