



CONNAUGHT ROAD
ROATH
CARDIFF CF24 3PU

ASKING PRICE OF
£159,950



GROUND FLOOR APARTMENT



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IMMACULATELY PRESENTED AND RARELY AVAILABLE MGY are delighted to bring to market this exceptional, one bedroom, ground floor apartment situated in the highly sought after area of Roath. The accommodation briefly comprises entrance hall, lounge/kitchen/diner, one bedroom and bathroom. The property further benefits from being chain free, has a private courtyard to the rear, and has electric heating and double glazing throughout. ***Viewing highly recommended***

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 355 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Doors to lounge/kitchen/diner, bathroom and bedroom.

LOUNGE/KITCHEN/DINER

16' 7" x 12' 4" (5.06m x 3.78m)
Herringbone style laminate flooring throughout. Double glazed uPVC bay window to front aspect with fitted blinds. Pendant light fitting. Wall mounted electric heater. Power points. Modern fitted shaker style kitchen with a range of wall, base and drawer units with worktops over incorporating four ring induction hob with extractor above and oven beneath, and inset sink and drainer with mixer tap over. Integrated appliances such as washing machine, dishwasher and fridge/freezer. Splashback. Spotlights.

BEDROOM

10' 11" x 9' 5" (3.34m x 2.88m)
Laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Fitted wardrobe. TV point. Double glazed door leading to rear courtyard.

SHOWER ROOM

6' 3" x 3' 9" (1.93m x 1.15m)
Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Spotlights. Heated towel rail.

OUTSIDE

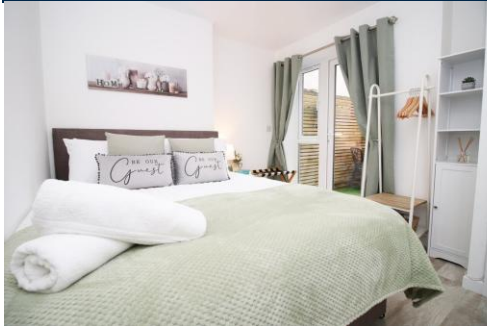
Front - On road parking. Pathway to front door.
Rear - Artificial grass. Fence and wall border. Wall mounted light.

TENURE

MGY are advised that the property is leasehold with a term of 125 years from 2021. There is a service charge of approx. £1,171.91 per annum, which includes building insurance, secure fob access and a video entry intercom system. Ground rent £130 per annum.



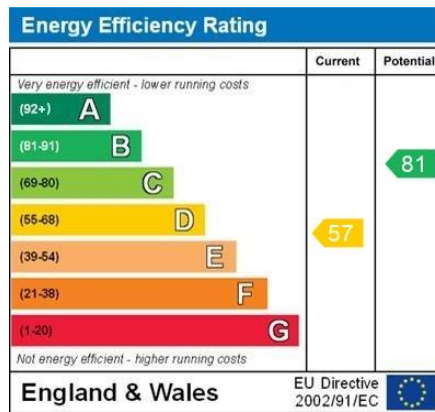
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