

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



NEWPORT ROAD  
ROATH





#### COMMUNAL ENTRANCES

Newport road entrance to main communal area, stairs to the lower level. Rear entrance from car park into lobby area and access to the apartment.

#### ENTRANCE HALLWAY

#### BATHROOM

1.52m x 2.82m (4'11" x 9'3")

#### BEDROOM TWO

3.48m x 2.64m (11'5" x 8'7")

#### STORAGE CUPBOARD

#### MASTER BEDROOM

4.37m expanding to 5.72m max x 3.00m max (14'4" expanding to 18'9" max x 9'10" max)

#### ENSUITE

#### OPEN PLAN KITCHEN / DINING / LIVING

5.16m max x 1.91m max (16'11" max x 6'3" max)

#### PARKING

1 large allocated parking spaces to the rear, that can potnetially fit 2 small cars

#### TENURE

We are informed that the property is Leasehold with a 1/6 share of the freehold, this is to be confirmed by your legal advisor

#### SERVICE CHARGES

Approx £50 per apartment per month, which covers building insurance, communal lighting and heating.

#### LEASE DETAILS

We are advised that there are 125 years on the lease from 2014 - Approx 114 remaining

#### ADDITIONAL INFORMATION

This would make an exceptional buy to let investment as rent are circa £1,400Pcm+  
Energy effienct apartment  
Only apartment on this level.







## NEWPORT ROAD

ROATH, CF24 1DH - £190,000

 2 Bedroom(s)  2 Bathroom(s)  700.00 sq ft

Nestled on Newport Road in the vibrant city of Cardiff, this charming flat offers a perfect blend of comfort and convenience. Spanning an impressive 700 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.

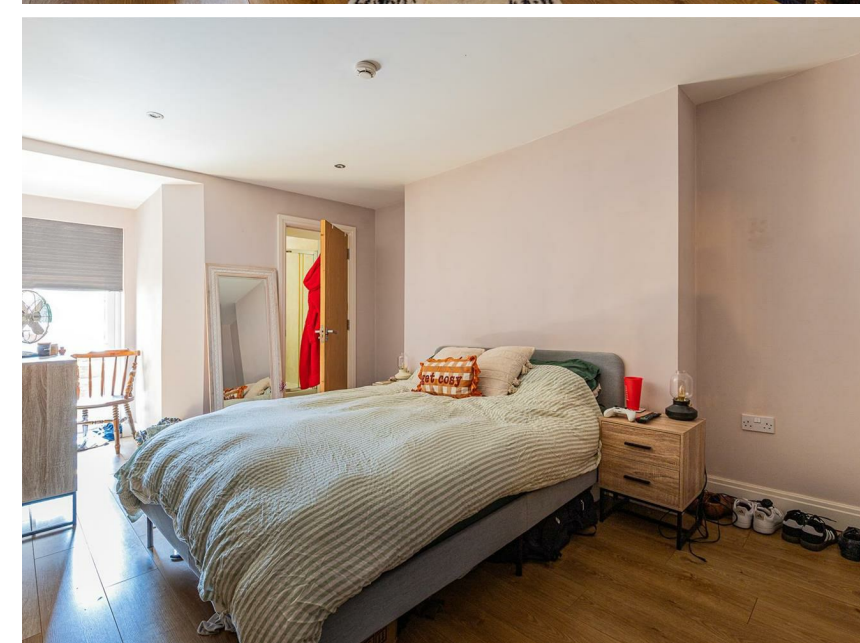
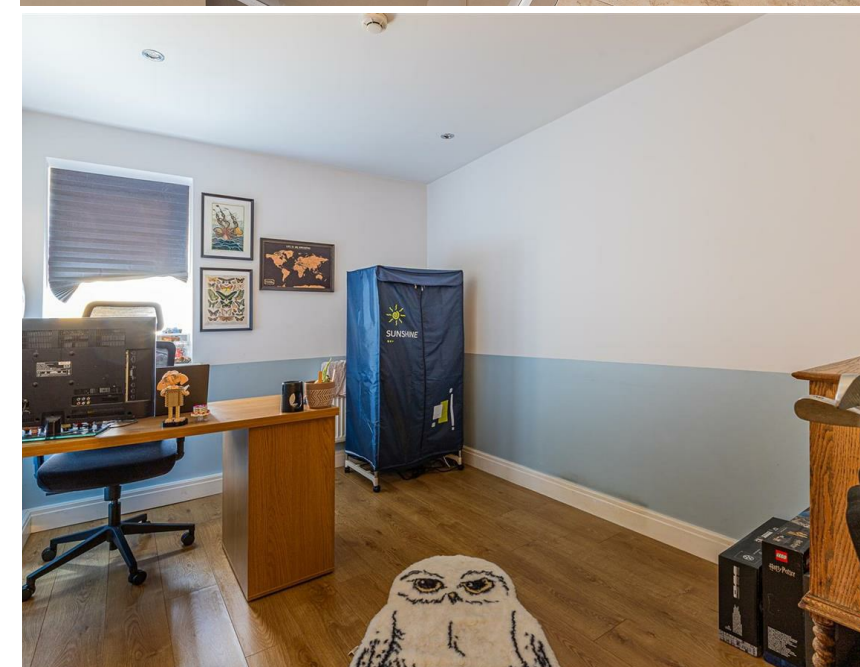
The flat boasts a well-appointed reception room that provides a welcoming space for relaxation and entertainment. With two modern bathrooms, morning routines and guest visits are effortlessly accommodated, ensuring privacy and ease for all residents.

One of the standout features of this property is the availability of a large dedicated parking space, a rare find in city living, allowing for hassle-free access to your vehicle. Additionally, the low service charges make this flat an attractive option for those looking to manage their expenses without compromising on quality.

Situated in a lively area, residents will enjoy easy access to local amenities, shops, and transport links, making it a convenient base for exploring all that Cardiff has to offer. This flat is not just a place to live; it is a wonderful opportunity to embrace a vibrant lifestyle in one of the UK's most dynamic cities. Whether you are looking to buy or rent, this property is sure to impress with its thoughtful design and prime location.

### PROPERTY SPECIALIST

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Director







124 Newport Road, Roath, Cardiff, CF24 1DH

Total Area: 699 ft² ... 64.9 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	