

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FAIROAK ROAD  
ROATH PARK





#### COMMUNAL ENTRANCE HALL

#### INNER HALL

#### BEDROOM

#### BATHROOM

#### LIVING AREA

#### OPEN PLAN KITCHEN

#### TENURE

Leasehold, with approx 996 years remaining from 2025. The property is also sold with a share of Freehold, but this is to be confirmed by your solicitor

#### SCHOOL CATCHMENT

Roath Park Primary School  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to Availability & change \*

#### SERVICE CHARGE

We have been informed by the seller there is no set service charge or ground rent, but this is to be confirmed by your solicitor

#### COUNCIL TAX

Band C







## FAIROAK ROAD

ROATH PARK, CF23 5HH - £150,000



1 Bedroom(s)



1 Bathroom(s)



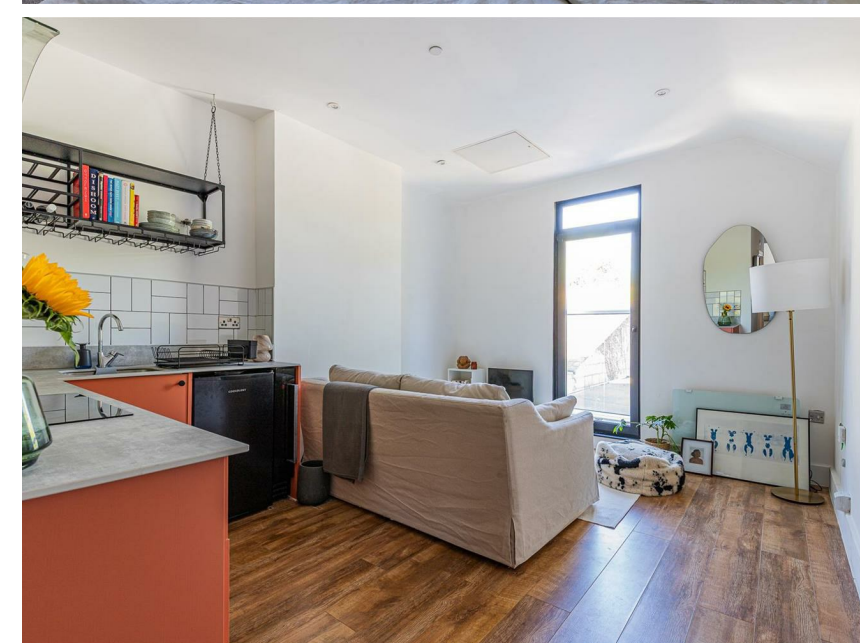
387.00 sq ft

A modern and bright apartment on the first floor of this stunning period property. Located in Roath Park just minutes from Roath Lake, Cardiff Uni, and the University Hospital of Wales, as well as many amenities within a short walk, making it a great spot for a first home,, or buy to let. Offering a good size double bedroom, entrance hall, modern bathroom and open plan living kitchen space with contemporary fitted kitchen. The property also is offered with NO ONWARD CHAIN.

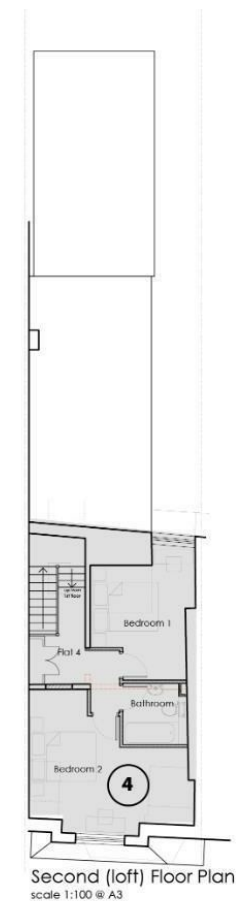
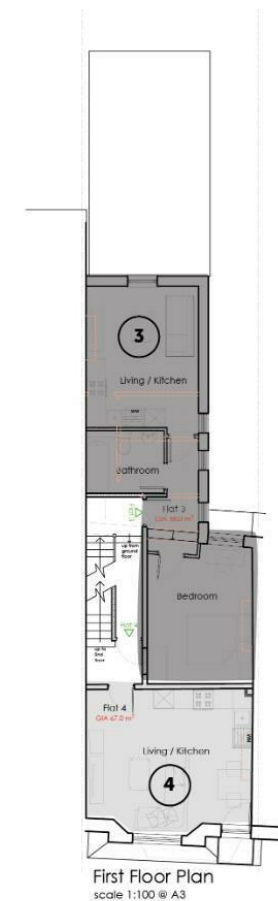
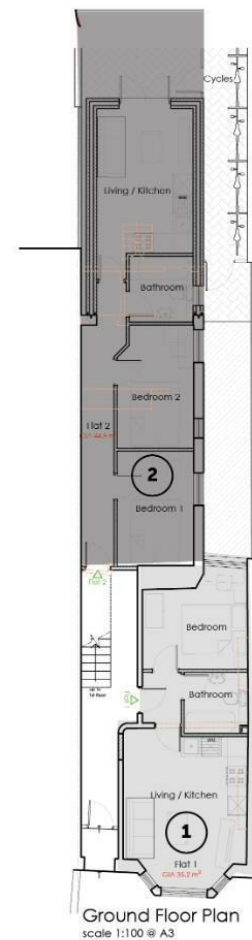


### PROPERTY SPECIALIST

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Branch manager







Fairoak Road, Roath Park, Cardiff

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC