

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL





Beautifully presented period converted apartment in prime location. One not to be missed.

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreypass.co.uk

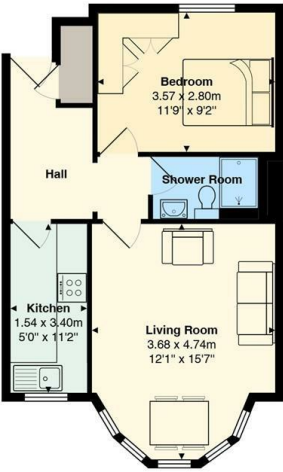


The tree-lined street gives a lovely leafy aspect and in my opinion, it's the best spot on the whole road due to how the trees are situated outside the property. I love the way the sun dapples through the tall trees in the early evening, and even on a rainy day, there's plenty of natural light. There's a great sized airing/storage cupboard and a hallway which most 1-bed flats don't have, making the space feel cosy and more like a house than a flat.

Comments by the Homeowner

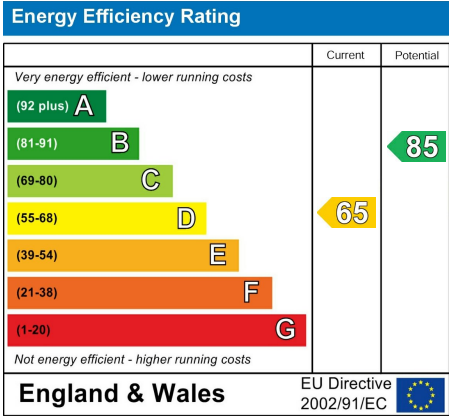


Connaught Road FFF



Total Area: 42.0 m² ... 452 ft²

All measurements are approximate and for display purposes only



Connaught Road

Roath, Cardiff, CF24 3PU

Asking Price

£150,000



1 Bedroom(s)



1 Bathroom(s)



452.00 sq ft



Contact our
Penylan Branch
02920 499680

Welcome to this charming flat located on Connaught Road in the vibrant area of Roath, Cardiff. This modern apartment, convertd in approx 2022/23, offers a stylish and contemporary twist on a classic Victorian building, making it a delightful place to call home.

Spanning an area of 452 square feet, the flat features one well-proportioned bedroom, perfect for a single occupant or a couple. The reception room is inviting and filled with natural light, creating a warm and welcoming atmosphere. The bathroom is thoughtfully designed, ensuring both comfort and convenience.

One of the standout features of this property is its prime location. Situated very close to local amenities, residents will find a variety of shops, cafes, and parks just a short stroll away, making everyday life both easy and enjoyable.

This flat is ideal for those seeking a modern living space with character in a lively neighbourhood. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy the best of Cardiff living. Don't miss the chance to make this stylish flat your new home.



Communal Entrance Hall

Ground Rent

135 per annum

Entrance Hall

Lounge 12'0" x 15'6" (3.68m x 4.74m)

Kitchen 5'0" x 11'1" (1.54m x 3.40m)

Bedroom 11'8" x 9'2" (3.57m x 2.80m)

Showroom

Tenure

We are informed that the apartment is Leasehold this is to be confirmed by your legal advisor

Council Tax

Band - B

Lease

We are informed that the lease was 125 years from new and has approximately 120 years remaining. This is to be confirmed by your legal advisor.

Service Charge

£1703.10 pa (£851.55 paid half yearly in January and July)

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

www.jeffreygross.co.uk



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk