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CARDIFF

VALE

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BRISTOL



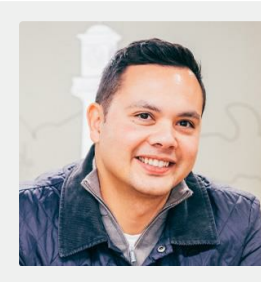
Wordsworth Avenue

ROATH



A deceptively spacious ground floor flat with high ceiling, features and a private garden. What a location.... walk into town !

Comments by Mr Ramzy Bancroft



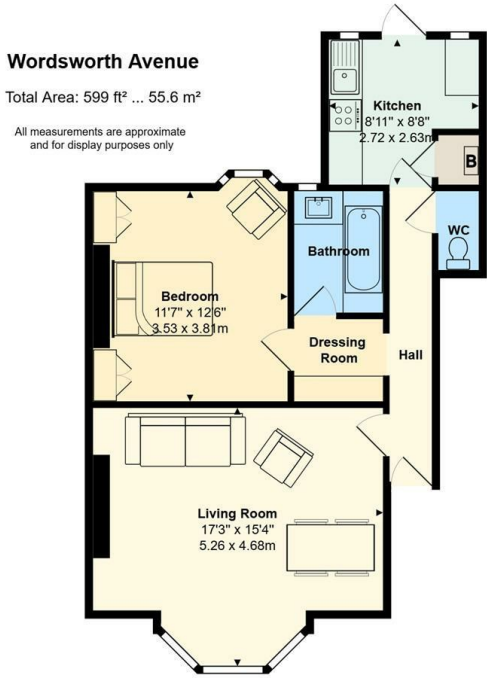
Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



" This has been a great property, we love the location as its so quiet, yet we can walk into town "

Comments by the Homeowner





- Entrance & hall
- Front lounge
- Storage / study area
- Bedroom
- Bathroom
- Kitchen
- Garden
- Council Tax
Band D
- Tenure
Leasehold, with approx. 141 years remaining from 2025, but this is to be verified by your solicitor
- Ground rent
£50 per month, but this is to be confirmed by your solicitor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Wordsworth Avenue

Roath, Cardiff, CF24 3FQ

Asking Price

£170,000

1 Bedroom(s)

1 Bathroom(s)

645.00 sq ft

Contact our

Penylan Branch

02920 499680

Nestled in the charming area of Roath, Cardiff, this delightful ground floor Maisonette on Wordsworth Avenue offers a perfect blend of comfort and character. A property boasts its own private entrance, ensuring a sense of independence and privacy. Further offering a spacious reception room that exudes warmth and charm, enhanced by original features that add a touch of elegance. The flat comprises one well-proportioned bedroom, a storage/ study area, bathroom and well sized separate kitchen. One of the standout features of this property is the private garden, a rare find in urban living. This outdoor space is perfect for enjoying a morning coffee, hosting friends, or simply unwinding in the fresh air.

This flat is an excellent opportunity for first-time buyers or those looking to downsize in a vibrant community with local conveniences, and a short walk to Cardiff city centre.



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