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CARDIFF

VALE

CAERPHILLY

BRISTOL

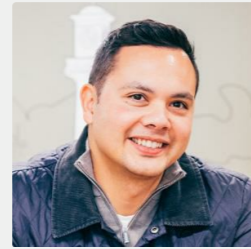


130 Newport Road

ROATH

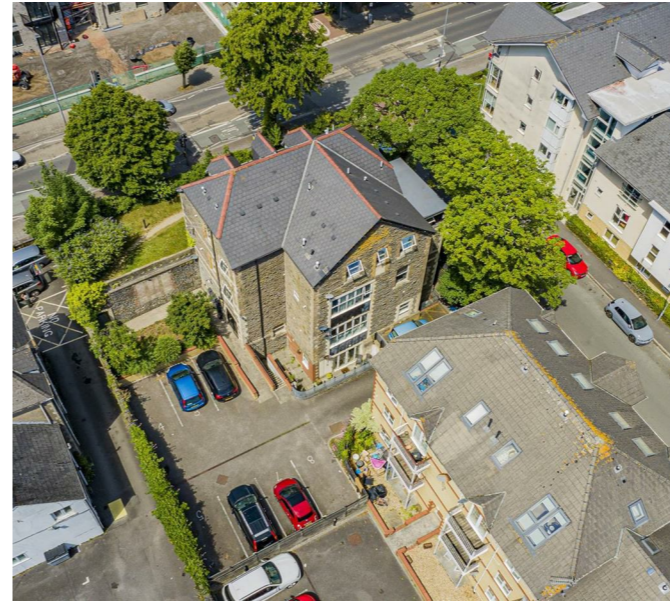


Comments by Mr Ramzy Bancroft



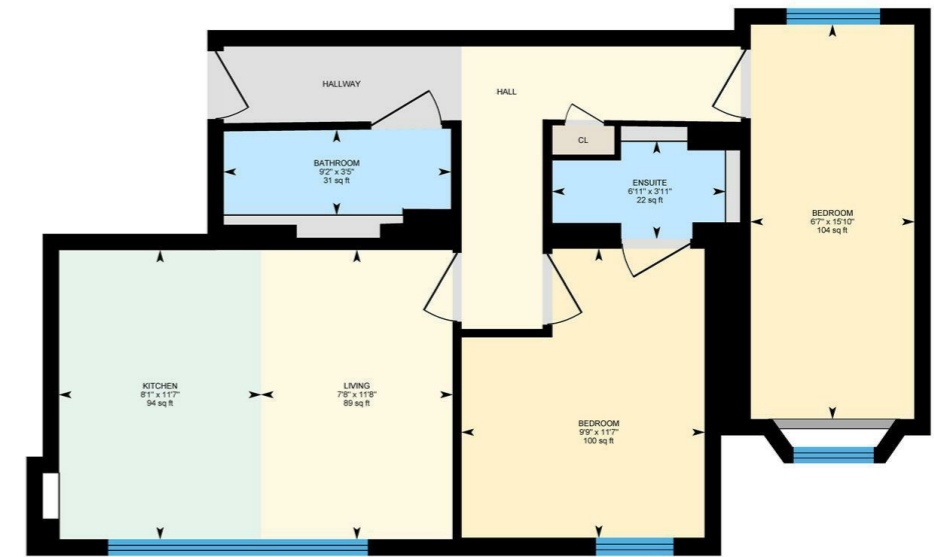
Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



Briartree Manor-4 Newport Rd, Roath, CRF

Ground Floor Interior Area 591.24 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

A great flat just outside of Cardiff city centre, with parking

Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



130 Newport Road

Roath, Cardiff, CF24 1DH

Offers Over

£170,000



2 Bedroom(s)



2 Bathroom(s)



548.00 sq ft



Contact our
Penylan Branch

02920 499680

**** OFFERS OVER £170,000 ****

JeffreyRoss are proud to bring to the market this impressive ground-floor, 2 double bedroom, 2 bathroom apartment in the distinctive Briartree Manor on Newport Road. The apartment briefly comprises entrance hallway, main bathroom, open plan living, dining and kitchen, 2 double bedrooms with the master benefiting from an ensuite and additional storage. Having been converted from a Victorian house this apartment further benefits high ceilings and large windows which bring in plenty of natural light. To the rear benefits an allocated parking space which is accessed via electric gates. Communal gardens to the front and side elevations. Conveniently located for a short walk to the City Centre and Queen Street Station. This would make either a great first home, or buy to let with £1100-£1200 per month in rent. EPC RATING of D COUNCIL TAX BAND of C



Hall

Living area 7'8 x 11'8 (2.34m x 3.56m)

Kitchen Area 8'1 x 11'7 (2.46m x 3.53m)

Bedroom 9'9 x 11'7 (2.97m x 3.53m)

Bathroom

Bedroom 6'7 x 15'10 (2.01m x 4.83m)

Tenure

Leasehold, with approx. 975 years remaining from 2026, sold with a Share of the freehold, but this is to be confirmed by your solicitor

Service charge

We have been informed this is £1020 per year, but this is to be confirmed by your solicitor

Parking

There is onsite parking for residents with gated entrance

Council tax

Band - c

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