



**JeffreyRoss**

Ninian Road, Roath Park, Cardiff, CF23 5EF

**£199,950** Share of Freehold



## In Brief

A very well presented light and airy two bedroom apartment located on Ninian road in Roath Park. Offering stunning views over the park, this first floor apartment has a spacious interior with a mix of modern living with traditional features. Briefly comprising good size entrance hall, lounge with original sash windows, views over Roath recreational park, two bedrooms, bathroom and kitchen diner, as well as a sunny rear terrace allowing for outside seating / dining. Ideal for any young professionals, buy to let or anyone looking for a well proportioned home in a fantastic location.



### Hall

Carpeted floor, built in double wardrobe, two uPVC double glazed windows to side, plastered walls and ceiling

### Lounge 12'5" x 15'2" (3.79m x 4.64m)

Bay window to front with original stain glass sash windows, carpeted floor, radiator, original coving to ceiling, picture rail, slate hearth with resin fireplace surround, plastered walls and ceiling

### Kitchen diner 11'4" x 11'7" (3.47m x 3.55m)

Modern matching walk and base units, tiled splash back, contrasting black worktops, inset stainless steel sink and drainer, mixer tap, space for washing machine, space for fridge freezer, inset four point gas hob, fitted extractor hood, fitted oven, space for dining table and chairs, laminate floor, radiator, upvc double glazed window and door to rear, wall mounted boiler, plastered walls and ceiling

### Terrace

Accessed from kitchen diner, fully enclosed decked area, space for table and chairs, offering a sunny rear aspect

### Bedroom one 8'10" x 12'11" (2.70m x 3.95m)

Carpeted floor, radiator, upvc double glazed window to rear, built in double wardrobe, picture rail, original coving to ceiling

### Bedroom two 6'0" x 12'7" (1.85m x 3.85m)

Carpeted floor, radiator, upvc double glazed window to front with original stain glass insert, original coving to ceiling, plastered walls and ceiling

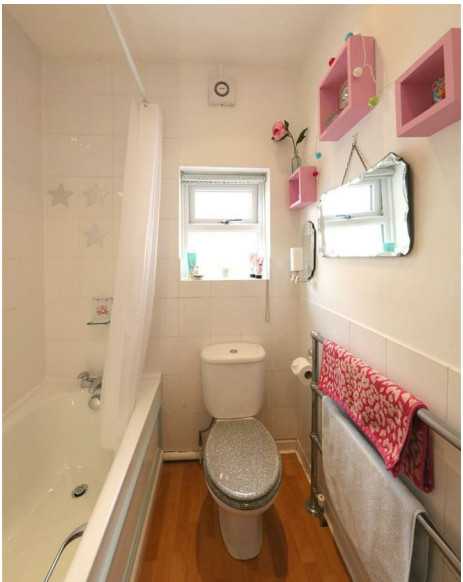
### Bathroom

Low level WC, panel bath, mixer tap, power shower over bath, pedestal wash hand basin, mixer tap, fully tiled walls, laminate floor, heated towel rail, built in storage cupboard, upvc double glazed window to side

### Tenure

We have been informed the property is Share of the Freehold. The Lease is 99 years from 2004. This is to be confirmed by your legal adviser.





## Service charge and Ground rent

£145 PA which includes building insurance and ground rent

## Council Tax

Band - E

## School catchment

Roath Park Primary School (year 2018-19)

Roath Park Primary School (year 2017-18)

Cardiff High School (year 2018-19)

Cardiff High School (year 2017-18)

Ysgol Y Berllan Deg (year 2017-18)

Ysgol Y Berllan Deg (year 2018-19)

Ysgol Gyfun Gymraeg Bro Edern (year 2017-18)

Ysgol Gyfun Gymraeg Bro Edern (year 2018-19)



2

Bedrooms



1

Bathrooms



1

Receptions

## What we say?...

A lovely and light 2 bed flat with a super view over the park

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- Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP  
T: 02920 499680 (option 1)
- Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB  
T: 02920 499680 (option 2)
- Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU  
T: 02920 499680 (option 3)
- Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX  
T: 02920 499680 (option 4)

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-25)	F
(26-34)	E
(35-40)	D
(41-45)	C
(46-52)	B
(53-55)	A
(56 plus)	A
Very energy efficient - lower running costs	
Current	Potential

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(1-20)	G
(21-25)	F
(26-34)	E
(35-40)	D
(41-45)	C
(46-52)	B
(53-55)	A
(56 plus)	A
Current	Potential

T: 029 2049 9680  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

