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CARDIFF VALE CAERPHILLY BRISTOL



Connaught Road

ROATH



A stunning flat with a super garden ! A very rare find in the heart of Roath

Comments by Mr Ramzy Bancroft



Property Specialist

Mr Ramzy Bancroft

Branch manager

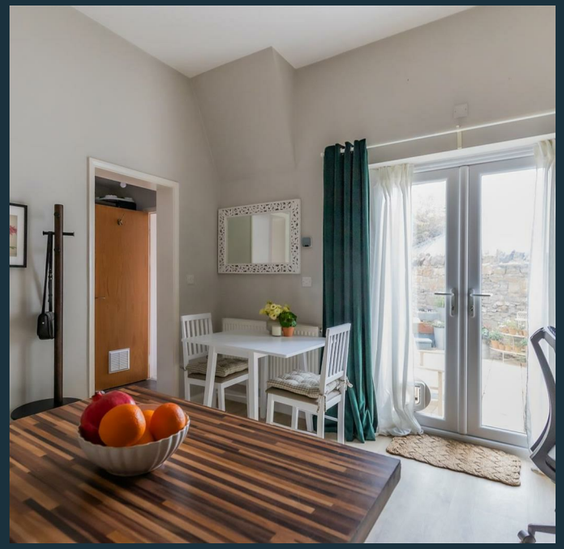
Ramzy@jeffreyross.co.uk





"I've really enjoyed living in such a central, well-connected spot where everything is right on your doorstep. Having the options of Waterloo Gardens with the coffee shop and deli, along with Wellfield Road and Roath Park just a short walk away is great for weekends. Commuting or getting into town is incredibly easy, with local bus routes and train links close by.
Once you're inside, the walled garden provides a really nice, private space to unwind, and the outbuilding/shed is incredibly handy for extra storage. It's just been a very easy, practical, and comfortable place to live."

Comments by the Homeowner



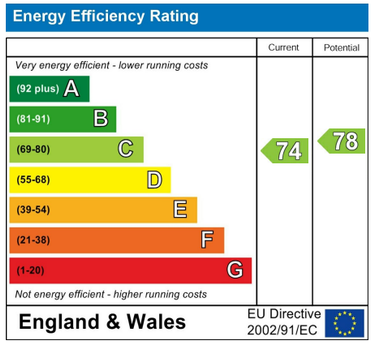
Connaught Road



Total Area: 42.5 m² ... 458 ft²

All measurements are approximate and for display purposes only









Connaught Road

Roath, Cardiff, CF24 3PT

Offers Over

£215,000

1 Bedroom(s) | 1 Bathroom(s) | 452.00 sq ft



Contact our
Penylan Branch
02920 499680

** GARDEN FLAT ** GROUND FLOOR **. This stunning home has lots to offer, both inside and out, with an extremely rare private garden, boasting a patio, raised decked area, storage and side/ rear lane access. Internally offering an entrance hall, front lounge/ bedroom, modern shower room, lobby - currently used as a utility area & storage, rear bedroom with a large full length built in wardrobe, plus a lovely open plan kitchen living area, with space for both seating and dining, and patio doors leading to the garden. Located in the heart of Roath, just minutes walk to Albany Road, a selection of local parks and Cardiff city centre, making this the ideal spot for young professionals
The property furhter benefits from a share of the freehold.

Hall

Lounge / bedroom

Shower room

Kitchen Diner

Utility / rear Lobby

Bedroom

Garden

Tenure

We have been informed the property is Leasehold with a 250 year lease from 2017, this property has a 25% share of the freehold, but this is to be confirmed by your solicitors

Service charge

We have been informed the service charge is approx £2005 annually, with no ground rent, but his is to be confirmed by your solicitor.

Council tax

Band - B

