

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ALBANY ROAD  
ROATH



**HALL**

**LIVING AREA**

**OPEN PLAN KITCHEN**

**LANDING**

**COUNCIL TAX**

Band - C

**SHOWER ROOM**

**BEDROOM**

**BEDROOM**

**TENURE**

We have been informed the property is leasehold, with a 999 year lease from 2020. The property also comes with a share of the freehold, but this is to be confirmed by your solicitor

**SCHOOL CATCHMENT**

Marlborough rd primary  
Ysgol Berrlan Deg

Cardiff High School  
Ysgol bro Ederyn

but this is subject to availability & change.

**SERVICE CHARGE**

We have been informed that there is no set service charge, but any maintenance or works are split between the 4 owners, but this is to be confirmed by your solicitor

**OUTSIDE**



There is an outside storage area for residents which is accessed from the rear lane, secured with electric roller shutter.





## ALBANY ROAD

ROATH, CF24 3NW - £250,000

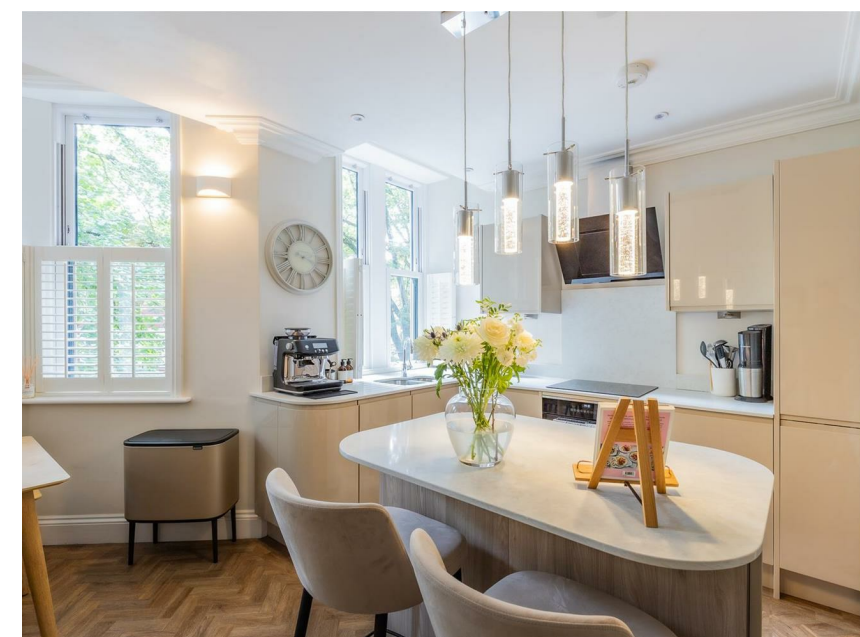
 2 Bedroom(s)  1 Bathroom(s)  592.00 sq ft

**\* OFFERS OVER £250,000 \***

We are delighted to offer for sale this stylish two double bedroom duplex apartment, set over the top two floors of a beautiful period property. The accommodation features a welcoming entrance, a bright open-plan living and kitchen area with sleek modern gloss units, a charming bay window, and space for dining. Upstairs, there are two generously sized bedrooms along with a contemporary shower room.

The property is offered with a share of the freehold, making it an excellent opportunity for both homeowners and investors.

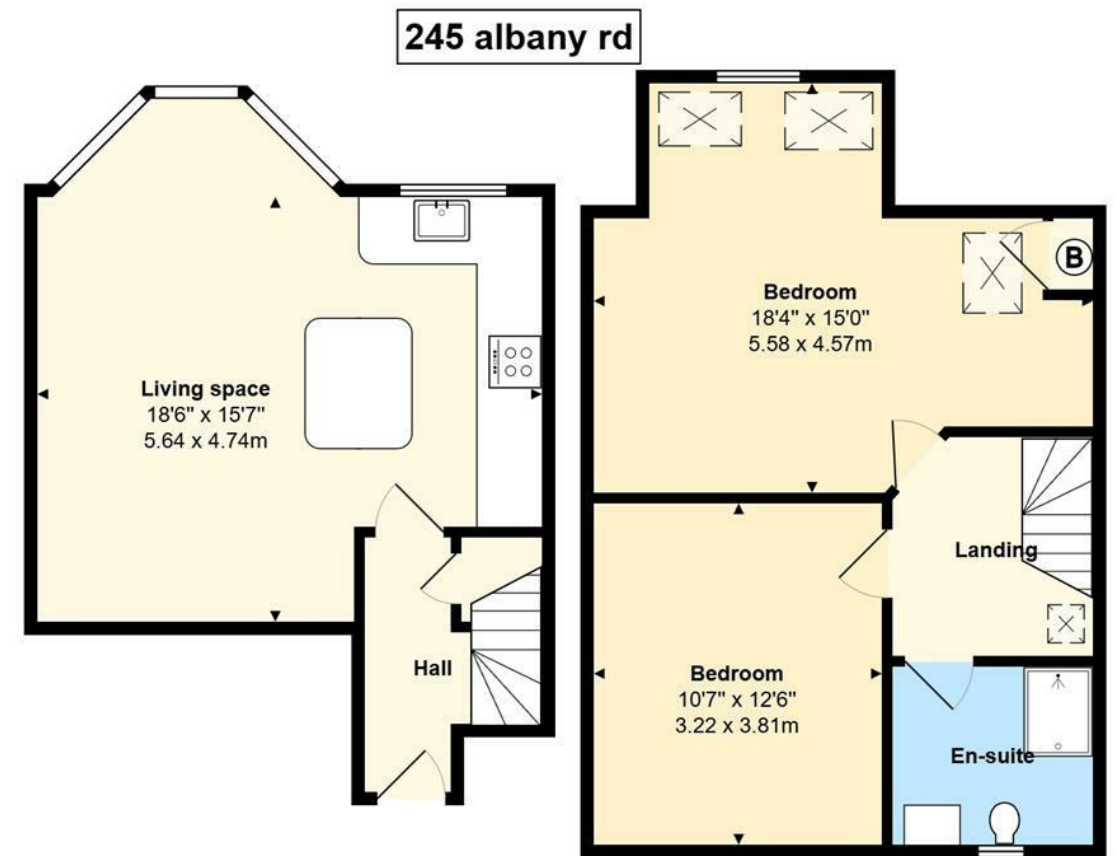
Located just a short walk from the excellent amenities of Albany Road and Wellfield Road, as well as local parks including Roath Park and Waterloo Gardens, this property is perfectly placed for vibrant city living. Its setting makes it an ideal choice for young professionals, while also representing a strong investment opportunity, with an estimated rental income of £1,200–£1,300 per month.



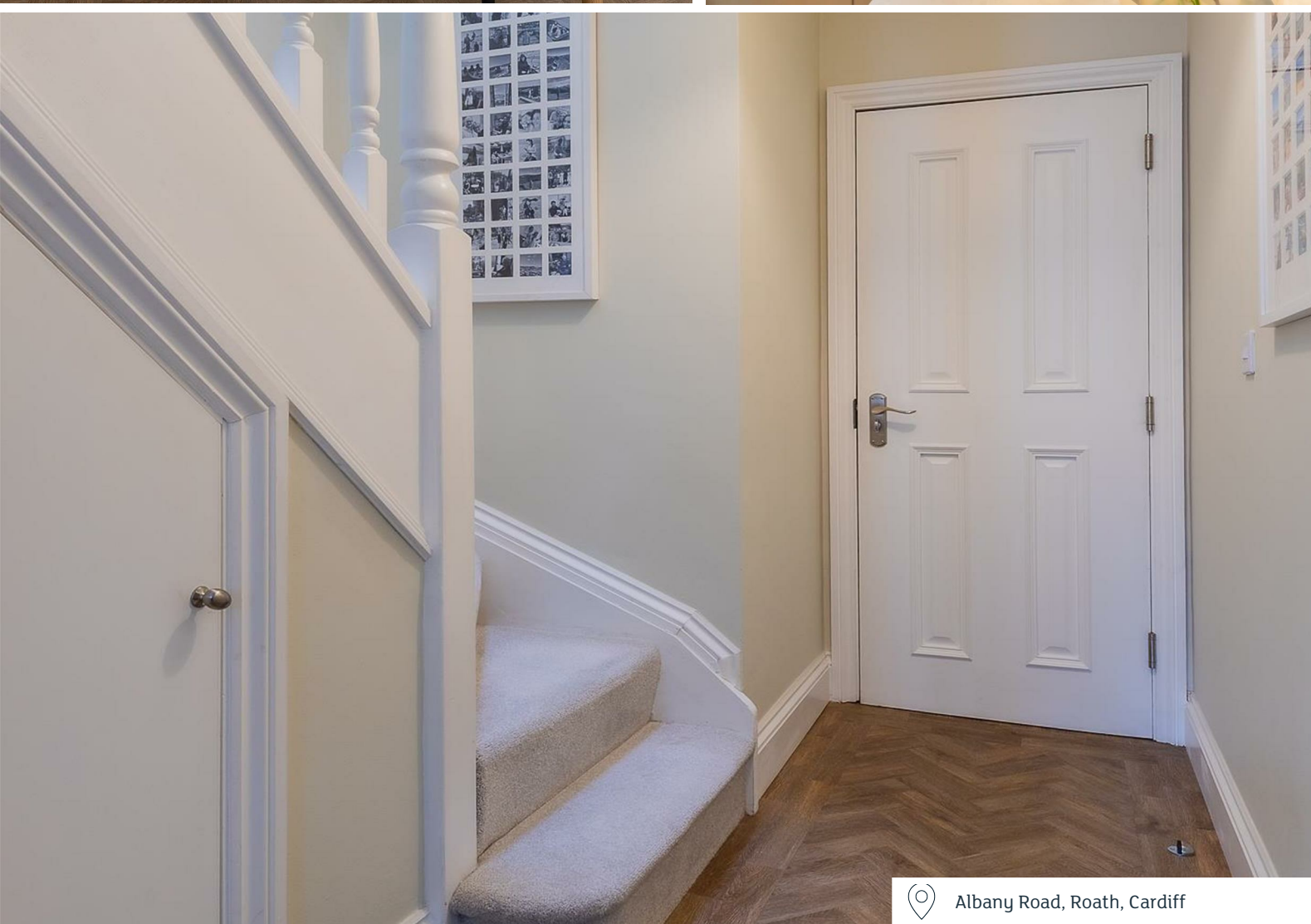
### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
Ramzy@jeffreygross.co.uk  
02920 499680  
Branch manager





All measurements are approximate and for display purposes only



Albany Road, Roath, Cardiff



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	