

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

NINIAN ROAD
ROATH





COMMUNAL ENTRANCE HALL

OPEN PLAN LOUNGE / KITCHEN

SHOWER ROOM / UTILITY SPACE

BEDROOM

SERVICE CHARGE

Annual service charge £360.00

COUNCIL TAX

Band C

TENURE

Leasehold with 141 Years remaining on the lease. this is to be confirmed with your legal representative.

COMMUNAL GARDEN

With direct access from the apartment



NINIAN ROAD

ROATH, CF23 5EL - £145,000



1

Bedroom(s)



1

Bathroom(s)



420.00

sq ft

*** Guide Price £150,000 - £165,000 *** This nicely presented one bedroom apartment is situated opposite Roath park recreational grounds and within a short walk to local shops, amenities and city center. Comprising of communal entrance hall, open plan kitchen / lounge, bedroom, showroom with utility space and access to rear garden. The property is offered fro sale chain free and would make an ideal first time buy or investment.

See below JR VR Tour :

https://youriguide.com/66_ninian_park_rd_roath_crf_c



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





66 Ninian Park Rd, Roath, CRF

Ground Floor Flat Interior Area 399.96 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	72	78
(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



Ninian Road, Roath, Cardiff