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CARDIFF VALE CAERPHILLY BRISTOL

# Ninian Road

ROATH PARK

*A beautifully presented & spacious ground floor GARDEN FLAT.*
*With Stunning views over the park, rear access & a very handy garage..... Much more than your average flat !*

Comments by Mr Ramzy Bancroft

**Property Specialist**

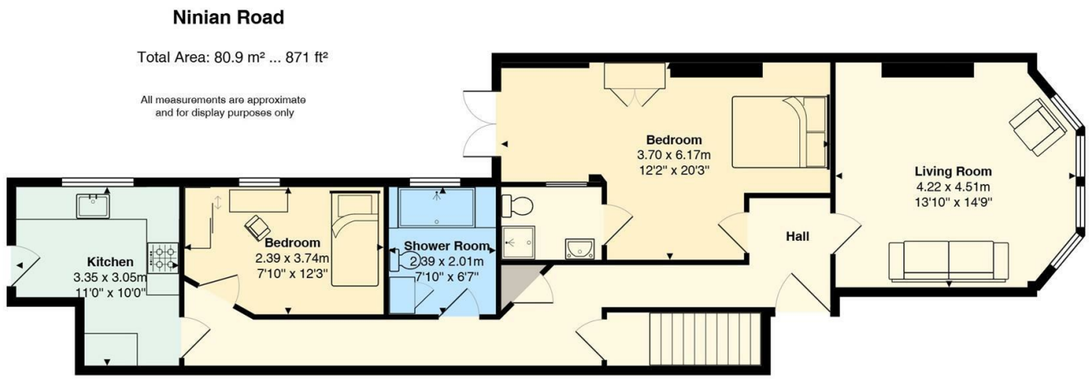
Mr Ramzy Bancroft

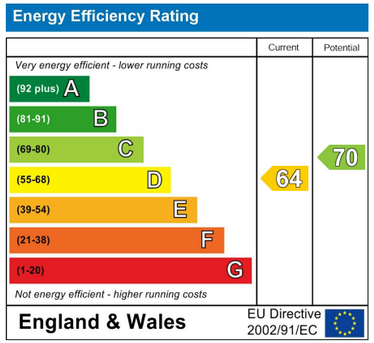
Branch manager

Ramzy@jeffreyross.co.uk

*"One of our favorite features is the bay window which in summer provides an outlook onto the vibrant Roath Park (perfect for people watching), whilst in winter, it provides the perfect opportunity to show off one's Christmas tree."*

Comments by the Homeowner






### Entrance Hall

### Basement
Internally access from inner hall, Used for storage

### Lounge diner 13'10" x 14'9" (4.22m x 4.51m)

### Bedroom 1 12'1" x 20'2" (3.70m x 6.17m)

### Ensuite Shower room

### Bedroom 2 7'10" x 12'3" (2.39m x 3.74m)

### Bathroom

### Kitchen 10'11" x 10'0" (3.35m x 3.05m)

### Private garden
Sunny aspect, rear lane access, door to

### Garage

### Tenure
Leasehold, with approx. 96 years remaining, the property is sold with a share of the freehold, but this is to be confirmed by your solicitor

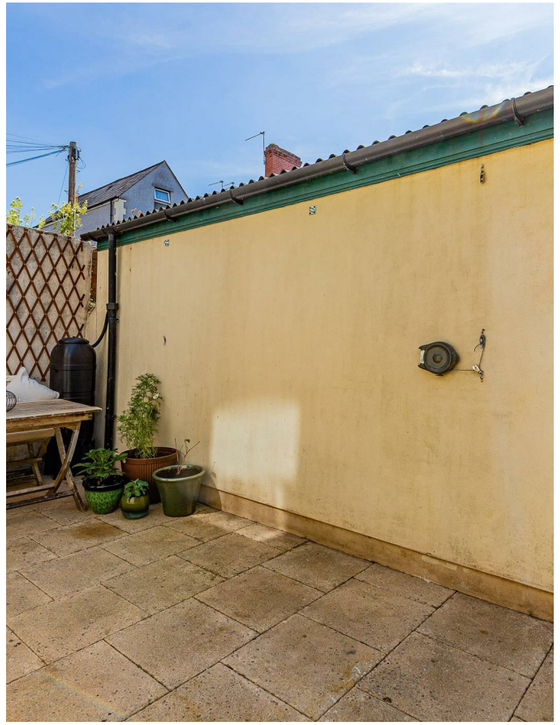
### Service charge & Ground rent
The seller said the service charge is in the region of £450 per year, with £50 a year ground rent, but this is to be checked and confirmed by a buyers solicitor

### School catchement
Roath Park Primary School
Cardiff High School

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

*Subject to availability *





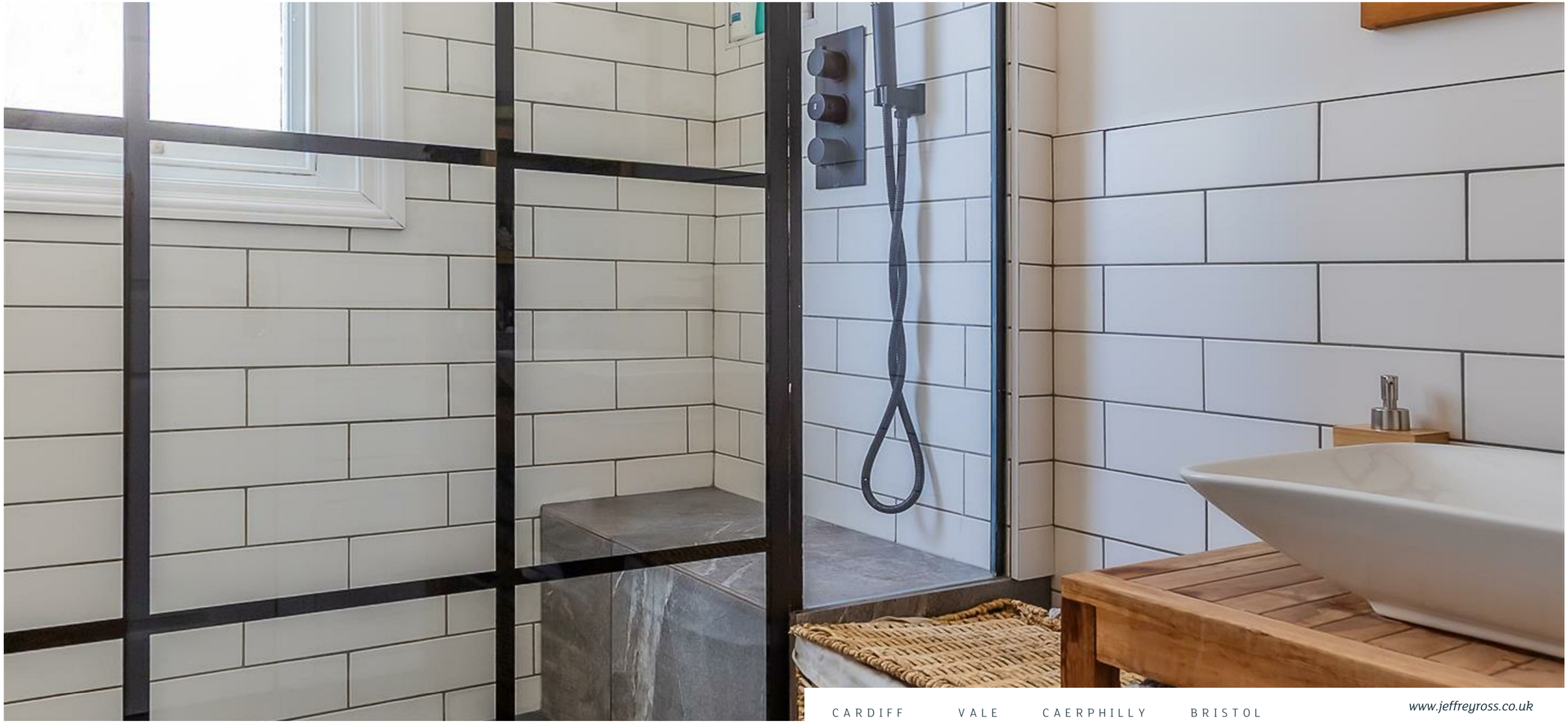
# Ninian Road

*Roath Park, Cardiff, CF23 5EF*

Offers Over

## £300,000

2 Bedroom(s) 2 Bathroom(s) 871.00 sq ft

Contact our
*Penylan Branch*
02920 499680

OFFERS OVER £300,000
** GARAGE ** PRIVATE GARDEN ** GROUND FLOOR **
We are pleased to offer for sale this stunning ground floor apartment on the very popular NINIAN ROAD in Roath Park. This well presented and spacious home has a lovely lounge diner with bay window boasting sash stained glass windows and views over the park, a good size double bedroom with ensuite shower room and patio doors to garden, another bedroom, modern stylish bathroom, and newly fitted kitchen with stable door to garden. The garden is completely privately owned and offers a sunny aspect, rear lane access and a door to a garage. Further benefiting from a basement, ideal for storage. Located a short walk to a choice of parks and high streets, as well as within highly sought after school catchments, this would make a super home.