

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



NINIAN ROAD  
ROATH PARK

NINIAN ROAD

ROATH PARK, CF23 5EE - £200,000

\*\*\*Offers over £200,000 \*\*\* Jeffrey Ross are pleased to bring to the market this duplex apartment in the heart of Roath. The property comprises of communal entrance hall, open plan kitchen / lounge with french doors with Juliet balcony, shower room, stairs leading to first floor landing, two double bedrooms one with Juliet balcony. Outside there is a communal forecourt to the front overlooking Roath recreational grounds. The property has been refurbished in recent years and has a modern bathroom and kitchen. Situated within a short walk to local shops, parks and amenities as well as Cardiff City Centre.

2 bedroom(s) 1 bathroom(s) 595.00 sq ft

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE  
3.53m x 6.53m (11'7" x 21'5")

BATHROOM  
1.65m x 1.63m (5'5" x 5'4")

BEDROOM ONE  
2.57m x 3.91m (8'5" x 12'10")

BEDROOM TWO  
3.53m x 3.35m (11'7" x 11'0")

TENURE  
Leashold - 999 years from 2019

COUNCIL TAX  
Band D

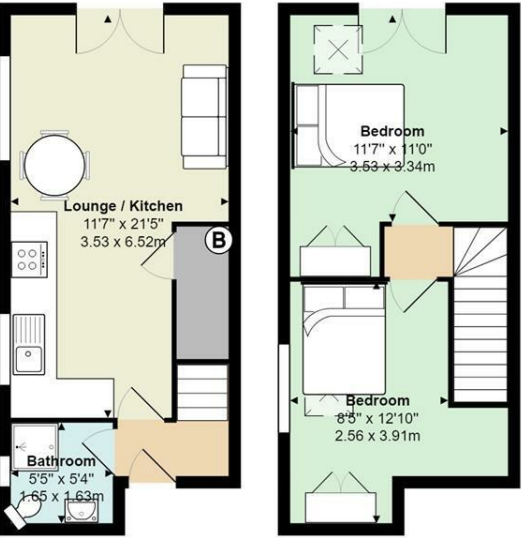
SERVICE CHARGE  
No Service Charge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ninian Road, Roath Park



Total Area: 595 ft² ... 55.3 m²  
All measurements are approximate and for display purposes only