

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Ninian Road, Roath Park



Total Area: 595 ft² ... 55.3 m²

All measurements are approximate and for display purposes only