

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CONNAUGHT ROAD  
ROATH



**BEDROOM 1**

**ENSUITE SHOWER ROOM**

**BEDROOM 2**

**BATHROOM**

**LOUNGE DINER**

**KITCHEN**

**SHARED GARDEN**

**CHARGES**

We have been informed that there is a £40 per month service charge, which includes building insurance, lighting etc for communal hall, and a minimal annual ground rent, but this is to be confirmed by your solicitor

**COUNCIL TAX**

Band - D

**TENURE**

We have been informed there is a lease length of 965 years remaining,

The property is sold with a share of the freehold, but this is to be confirmed by your solicitor

**POSSIBLE RENT**

We would estimate the property achieving in the region of £1,000 - £1,100 per month rent





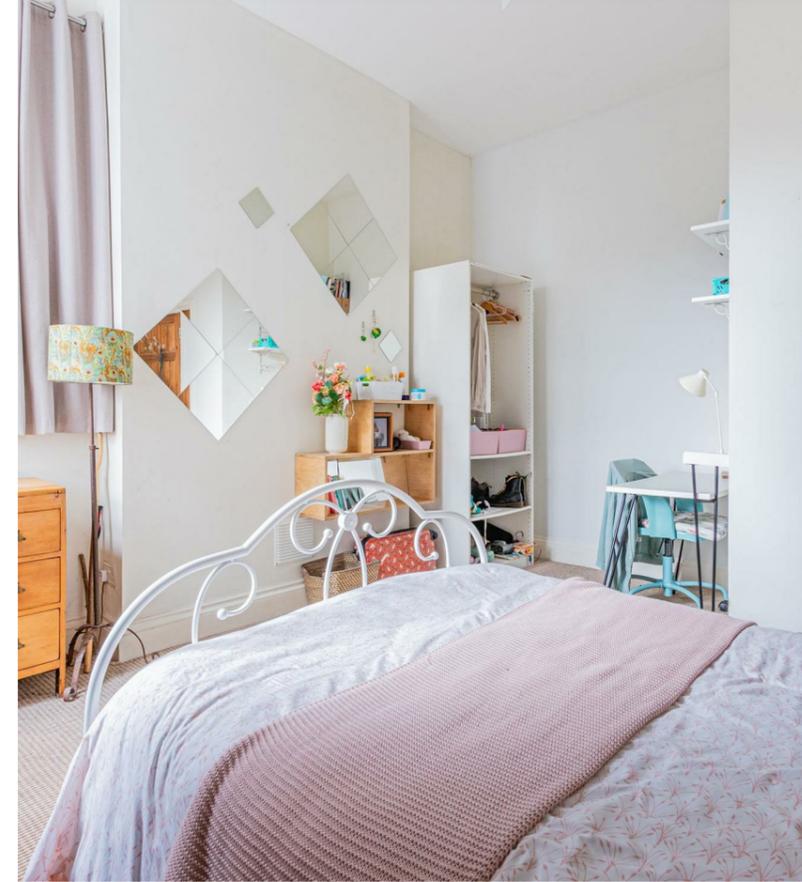
## CONNAUGHT ROAD ROATH, CF24 3PY - £150,000

 2 Bedroom(s)  2 Bathroom(s)  796.00 sq ft

**\*\* GUIDE PRICE £150,000 - £160,000 \*\***

We are pleased to offer for sale this fantastic size 2 DOUBLE BEDROOM ground floor flat. Located just off Albany Road and a short walk from Cardiff city centre, making this an ideal first home or buy to let. The accommodation comprises of an entrance hall, front bedroom with ensuite shower room, second double bedrooms, and bathroom which can be accessed from the bedroom or hall, lounge diner, and separate kitchen. The property further benefits from direct access to the shared garden and NO ONWARD CHAIN.

The property would make a great investment buy to let, with a possible rent of £1000 - £1100 per month.



### PROPERTY SPECIALIST

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

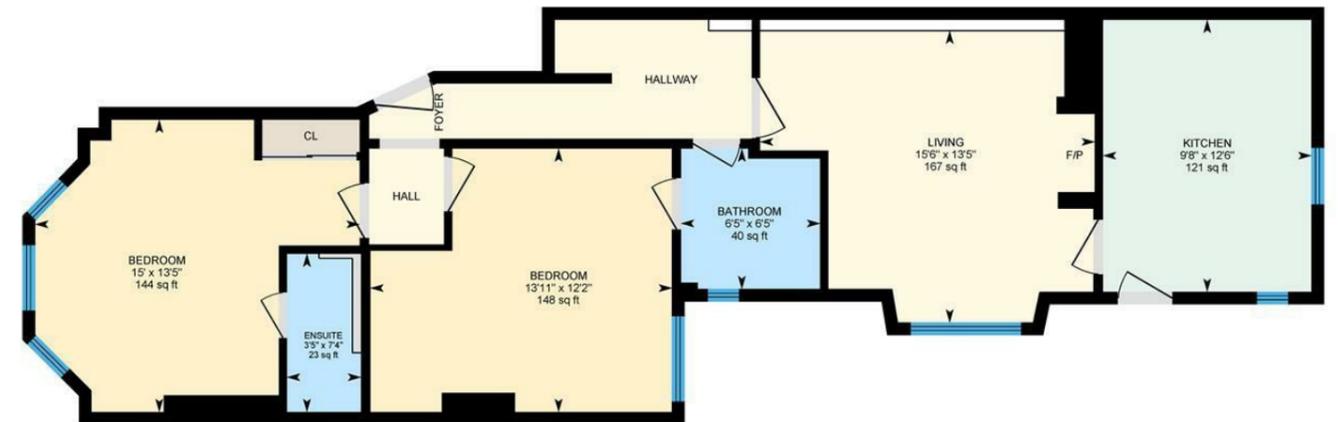




Connaught Road, Roath, Cardiff

## Connaught Rd, Roath, CRF

Ground Floor Flat Interior Area 786.22 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>74</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	