



**JeffreyRoss**

Piercefield Place, Roath, Cardiff, CF24 0LD

**Asking Price £105,000** Share of Freehold

## In Brief

Located on the second floor of this charming period property, is this well presented one double bedroom apartment, with open plan kitchen lounge, en suite and fitted wardrobe. This property benefits from access to loft space, gas central heating and double glazing. Positioned just off Newport road and a short stroll from Cardiff city centre, this is ideal for a buy to let or first time buy. Offered to market with no chain.



### Communal Entrance Hall

Approached via solid wood front door into communal entrance hall, stairs leading to first floor.

### Entrance Hall

Approached via solid wood front door, LVT flooring, access to loft space.

### Open Plan Kitchen /Lounge 18'11" x 11'11" (5.78m x 3.65m )

Three double glazed windows to front, double glazed velux window to front, Full range of floor and wall units, four ring electric hob, built in electric oven, chrome extractor hood, space for washing machine, space for upright fridge freezer, integrated dish washer, cupboard housing combi boiler, breakfast bar, part tiled walls, LVT flooring,

### Bedroom One 12'5" x 8'1" (3.79m x 2.48)

Double glazed window to rear, central heating radiator, built in wardrobe, en suite.

### En-Suite

Double glazed window to rear, double shower cubicle with glass shower screen, wash hand basin, low level W.C, part tiled walls, wall mounted heated towel rail, extractor fan.

### Tenure

Shared Freehold with a new 125 year lease.

### Council Tax

Band B



**What we say?...**

Loft apartment - City living

All measurements are approximate and for display purposes only

Total Area: 615 ft<sup>2</sup> ... 57.1 m<sup>2</sup>

