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CARDIFF

VALE

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BRISTOL



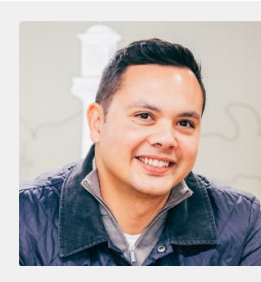
*Wordsworth Avenue*

ROATH



*A deceptively spacious ground floor flat with high ceiling, features and a private garden. What a location.... walk into town !*

Comments by Mr Ramzy Bancroft



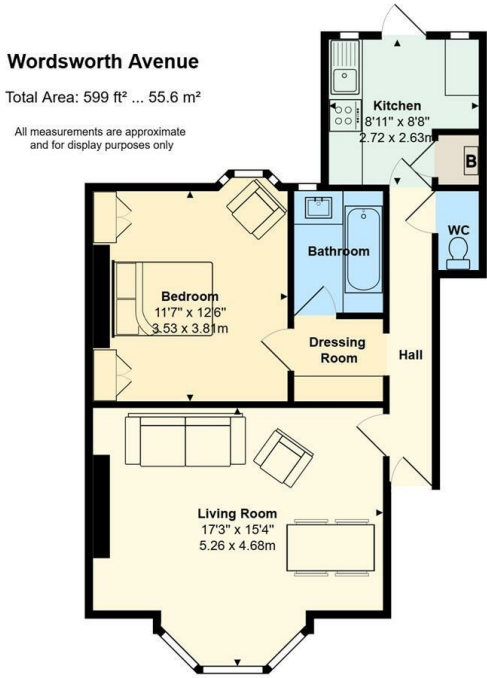
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



*" This has been a great property, we love the location as its so quiet, yet we can walk into town "*

Comments by the Homeowner





|                                                                                                     |
|-----------------------------------------------------------------------------------------------------|
| Entrance & hall                                                                                     |
| Front lounge                                                                                        |
| Storage / study area                                                                                |
| Bedroom                                                                                             |
| Bathroom                                                                                            |
| Kitchen                                                                                             |
| Garden                                                                                              |
| Council Tax                                                                                         |
| Band D                                                                                              |
| Tenure                                                                                              |
| Leasehold, with approx. 141 years remaining from 2025, but this is to be verified by your solicitor |
| Ground rent                                                                                         |
| £50 per month, but this is to be confirmed by your solicitor                                        |

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



# Wordsworth Avenue

Roath, Cardiff, CF24 3FQ

Asking Price

£170,000



1 Bedroom(s)



1 Bathroom(s)



645.00 sq ft



Contact our  
*Penylan Branch*  
02920 499680

Nestled in the charming area of Roath, Cardiff, this delightful ground floor Maisonette on Wordsworth Avenue offers a perfect blend of comfort and character. A property boasts its own private entrance, ensuring a sense of independence and privacy. Further offering a spacious reception room that exudes warmth and charm, enhanced by original features that add a touch of elegance. The flat comprises one well-proportioned bedroom, a storage/ study area, bathroom and well sized separate kitchen. One of the standout features of this property is the private garden, a rare find in urban living. This outdoor space is perfect for enjoying a morning coffee, hosting friends, or simply unwinding in the fresh air.

This flat is an excellent opportunity for first-time buyers or those looking to downsize in a vibrant community with local conveniences, and a short walk to Cardiff city centre.



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