

UNDER OFFER

Ninian Road

Roath Park, Cardiff, CF23 5EF

ROATH PARK, CARDIFF

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OFFERS OVER

£300,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

871 SQ FT

871 FT2

REAR ACCESS & GARAGE

BATHROOM

GROUND FLOOR

PRIVATE GARDEN

ENSUITE

PARK VIEWS

BASEMENT



THE PROPERTY

OFFERS OVER £300,000 ** GARAGE ** PRIVATE GARDEN ** GROUND FLOOR ** We are pleased to offer for sale this stunning ground floor apartment on the very popular NINIAN ROAD in Roath Park. This well presented and spacious home has a lovely lounge diner with bay window boasting sash stained glass windows and views over the park, a good size double bedroom with ensuite shower room and patio doors to garden, another bedroom, modern stylish bathroom, and newly fitted kitchen with stable door to garden. The garden is completely privately owned and offers a sunny aspect, rear lane access and a door to a garage. Further benefiting from a basement, ideal for storage.

Located a short walk to a choice of parks and high streets, as well as within highly sought after school catchments, this would make a super home.



INSIDE



ACCOMMODATION

BASEMENT

Internally access from inner hall, Used for storage

LOUNGE DINER	4.22m x 4.51m
BEDROOM 1	3.70m x 6.17m
BEDROOM 2	2.39m x 3.74m
KITCHEN	3.35m x 3.05m

PRIVATE GARDEN

Sunny aspect, rear lane access, door to

SERVICE CHARGE & GROUND RENT	
<i>The seller said the service charge is in the region of £450 per year, with £50 a year ground rent, but this is to be checked and confirmed by a buyers solicitor</i>	

SCHOOL CATCHEMENT

*Roath Park Primary School Cardiff High School Ysgol Y Berllan
Deg Ysgol Gyfun Gymraeg Bro Edern *Subject to availability **

PROPERTY TYPE	FLAT - GARDEN
INTERNAL AREA	871 SQ FT
TENURE	LEASEHOLD WITH SHARE OF FREEHOLD
COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	64 · POTENTIAL 70

FLOORPLAN

Ninian Road

Total Area: 80.9 m² ... 871 ft²

All measurements are approximate
and for display purposes only





Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk