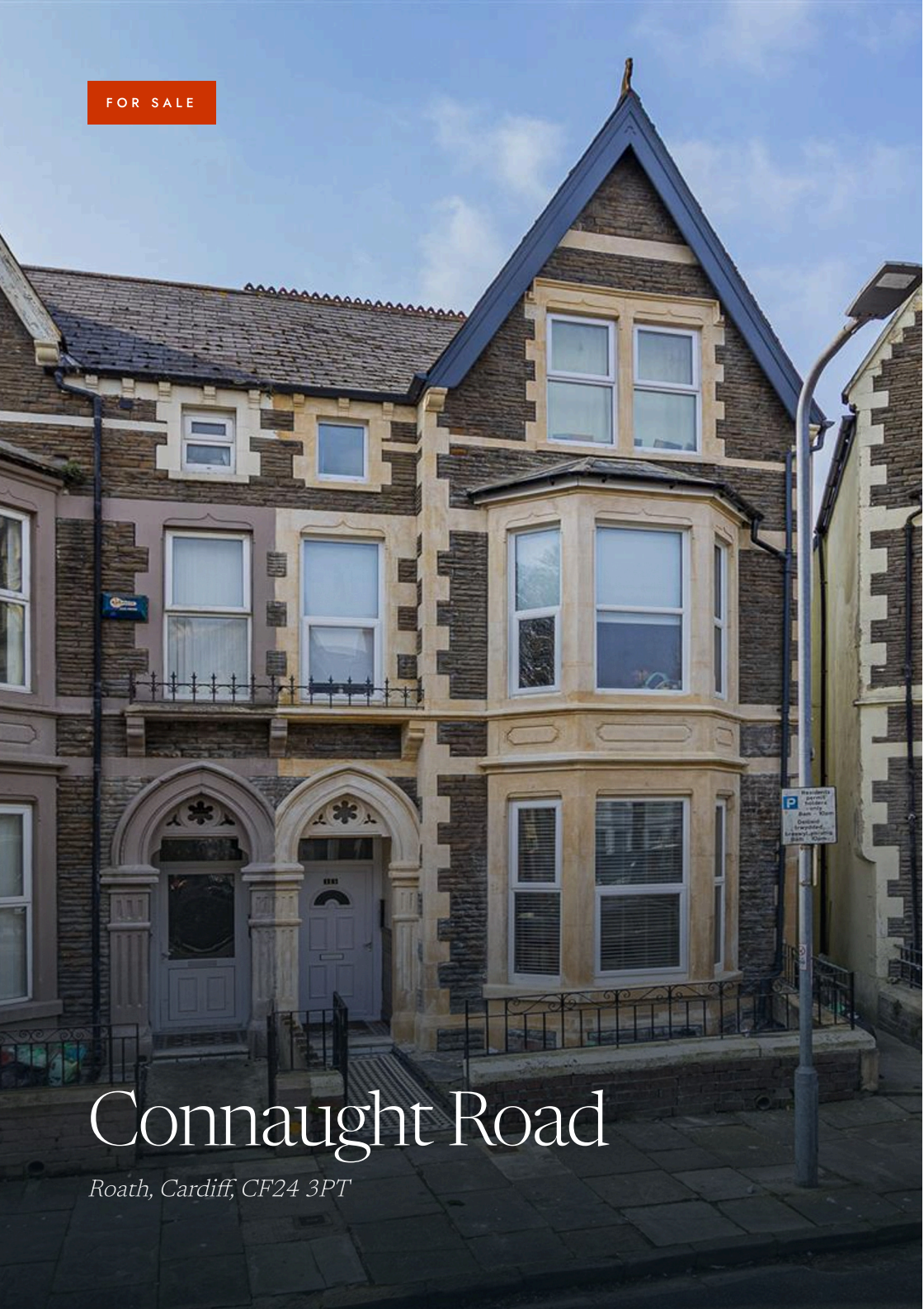


FOR SALE

Connaught Road

Roath, Cardiff, CF24 3PT

ROATH, CARDIFF

Connaught Road

Roath, Cardiff, CF24 3PT

ASKING PRICE

£120,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

384 SQ FT

384 FT2

1 BED

GROUND FLOOR

NO CHAIN

GREAT LOCATION



THE PROPERTY

New to the market, Jeffrey Ross are pleased to present this recently refurbished one bedroom ground floor apartment. The property consists of entrance hall into the open-plan living room and kitchen with modern fitted kitchen. There is also a shower room and bedroom with storage. Offered with NO ONWARD CHAIN. A good first home or buy to let with a possible £900-£950 per month in rent. Council tax band B



INSIDE











ACCOMMODATION

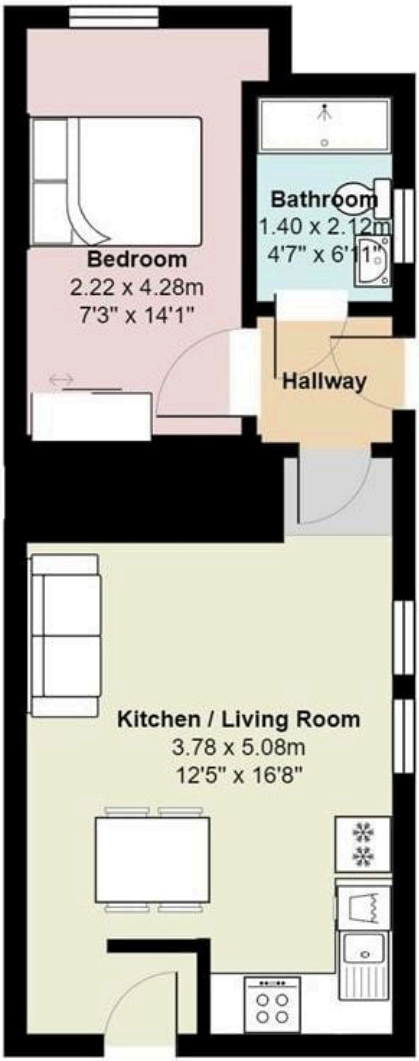
BEDROOM	2.22m x 4.28m
OPEN PLAN LIVING AREA	3.78m x 5.08m

SERVICE CHARGE & GROUND RENT

We have been informed by the seller, there is no ground rent, with £900 a year service charge which includes Buildings insurance. Accountant fees. Shared freehold - used for mutually agreed improvement works. Fire alarm management.

PROPERTY TYPE	FLAT
INTERNAL AREA	384 SQ FT
TENURE	LEASEHOLD WITH SHARE OF FREEHOLD
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	41 · POTENTIAL 79

Connaught Road



Total Area: 35.6 m² ... 384 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Ramzy Bancroft

BRANCH MANAGER
PENYLAN BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.co.uk

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