

UNDER OFFER

Connaught Road

Roath, Cardiff, CF24 3PU

ROATH, CARDIFF

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ASKING PRICE

£150,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

452 SQ FT

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BAY FRONTED LIVING ROOM

STYLISH SHOWER ROOM

LARGE STORAGE CUPBOARD

IMMACULATE 1 BEDROOM
APARTMENT

SEPARATE FITTED KITCHEN

122 YEARS REMAINING ON THE
LEASE



THE PROPERTY

Welcome to this charming flat located on Connaught Road in the vibrant area of Roath, Cardiff. This modern apartment, converted in approx 2022/23, offers a stylish and contemporary twist on a classic Victorian building, making it a delightful place to call home.

Spanning an area of 452 square feet, the flat features one well-proportioned bedroom, perfect for a single occupant or a couple. The reception room is inviting and filled with natural light, creating a warm and welcoming atmosphere. The bathroom is thoughtfully designed, ensuring both comfort and convenience.

One of the standout features of this property is its prime location. Situated very close to local amenities, residents will find a variety of shops, cafes, and parks just a short stroll away, making everyday life both easy and enjoyable.

This flat is ideal for those seeking a modern living space with character in a lively neighbourhood. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy the best of Cardiff living. Don't miss the chance to make this stylish flat your new home.

INSIDE



ACCOMMODATION

LOUNGE 3.68m x 4.74m

KITCHEN 1.54m x 3.40m

BEDROOM 3.57m x 2.80m

LEASE

We are informed that the lease was 125 years from new and has approximately 120 years remaining. This is to be confirmed by your legal advisor.

SERVICE CHARGE

£1703.10 pa (£851.55 paid half yearly in January and July)

GROUND RENT

135 per annum

PROPERTY TYPE FLAT/APARTMENT

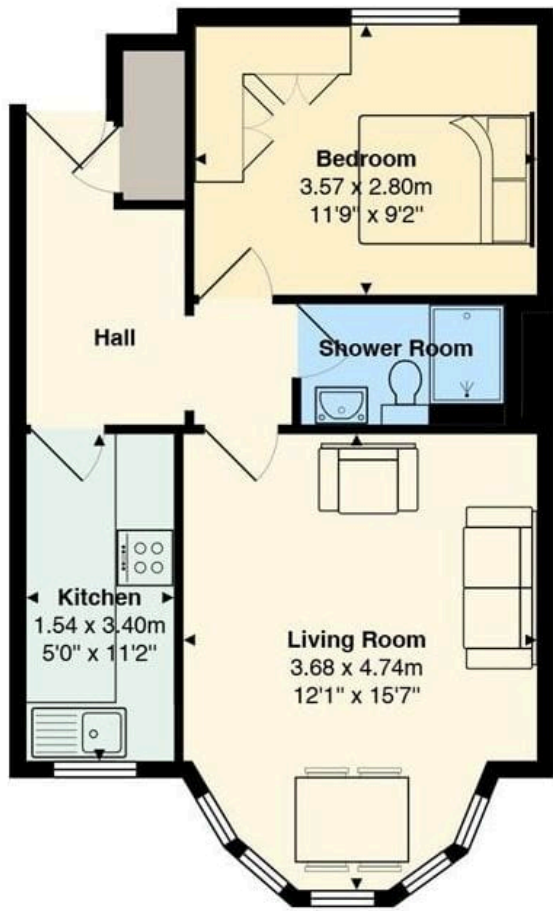
INTERNAL AREA 452 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND B · ABOUT £1,566 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 65 · POTENTIAL 85

Connaught Road FFF



Total Area: 42.0 m² ... 452 ft²

All measurements are approximate and for display purposes only



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.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