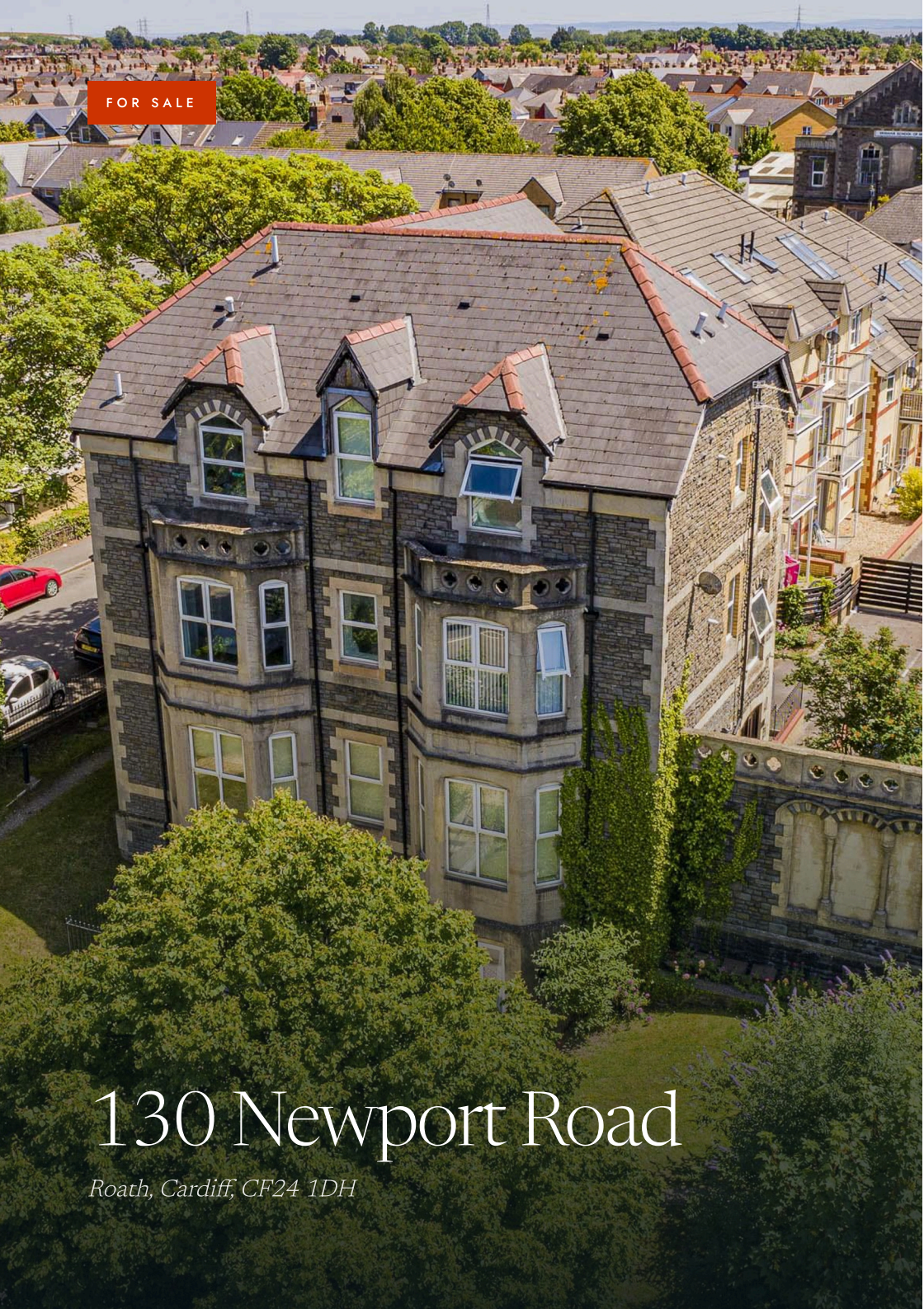




FOR SALE

130 Newport Road

Roath, Cardiff, CF24 1DH

ROATH, CARDIFF

130 Newport Road

Roath, Cardiff, CF24 1DH

OFFERS OVER

£170,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

548 SQ FT

548 FT2

2 DOUBLE BEDROOMS

2 BATHROOMS

GREAT LOCATION

SECURE PARKING

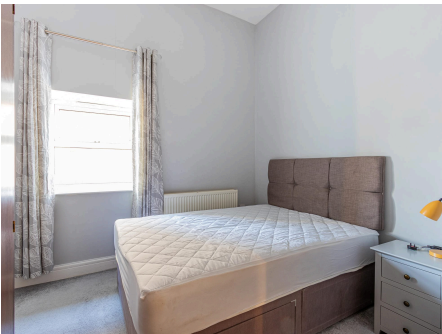
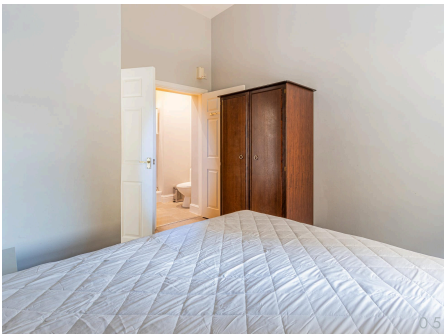


THE PROPERTY

**** OFFERS OVER £170,000 **** JeffreyRoss are proud to bring to the market this impressive ground floor, 2 double bedroom, 2 bathroom apartment in the distinctive Briartree Manor on Newport Road. The apartment briefly comprises entrance hallway, main bathroom, open plan living, dining and kitchen, 2 double bedrooms with the master benefiting from an ensuite and additional storage. Having been converted from a Victorian house this apartment further benefits high ceilings and large windows which bring in plenty of natural light. To the rear benefits an allocated parking space which is accessed via electric gates. Communal gardens to the front and side elevations. Conveniently located for a short walk to the City Centre and Queen Street Station. This would make either a great first home, or buy to let with £1100-£1200 per month in rent. EPC RATING of D COUNCIL TAX BAND of C



INSIDE



ACCOMMODATION

LIVING AREA2.34m x 3.56m

KITCHEN AREA2.46m x 3.53m

BEDROOM2.97m x 3.53m

BEDROOM2.01m x 4.83m

SERVICE CHARGE

We have been informed this is £1020 per year, & no set ground rent, but this is to be confirmed by your solicitor

PARKING

There is onsite parking for residents with gated entrance

PROPERTY TYPEFLAT - PURPOSE BUILT

INTERNAL AREA548 SQ FT

TENURELEASEHOLD WITH SHARE OF FREEHOLD

COUNCIL TAXBAND C · ABOUT £1,789 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING63 · POTENTIAL 78

Briartree Manor-4 Newport Rd, Roath, CRF

Ground Floor Interior Area 591.24 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Ramzy Bancroft

BRANCH MANAGER

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