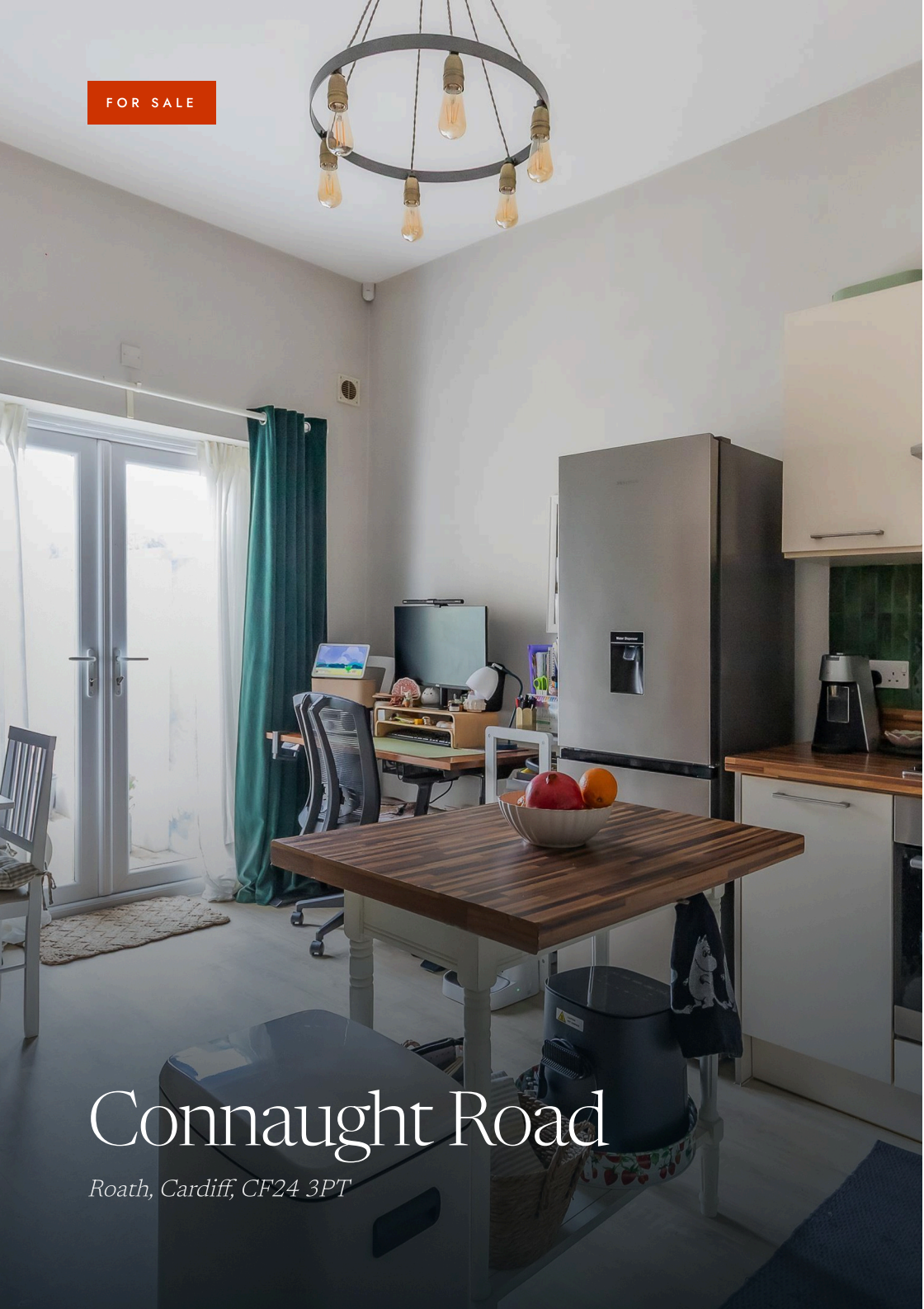


FOR SALE

Connaught Road

Roath, Cardiff, CF24 3PT

ROATH, CARDIFF

Connaught Road

Roath, Cardiff, CF24 3PT

OFFERS OVER

£215,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

452 SQ FT

452 FT2	1-2 BEDROOM
PRIVATE GARDEN	SIDE ACCESS
KITCHEN LIVING SPACE	SHARE OF FREEHOLD



THE PROPERTY

** GARDEN FLAT ** GROUND FLOOR **. This stunning home has lots to offer, both inside and out, with an extremely rare private garden, boasting a patio, raised decked area, storage and side/ rear lane access. Internally offering an entrance hall, front lounge/ bedroom, modern shower room, lobby - currently used as a utility area & storage, rear bedroom with a large full length built in wardrobe, plus a lovely open plan kitchen living area, with space for both seating and dining, and patio doors leading to the garden. Located in the heart of Roath, just minutes walk to Albany Road, a selection of local parks and Cardiff city centre, making this the ideal spot for young professionals The property furhter benefits from a share of the freehold.



INSIDE











ACCOMMODATION

SERVICE CHARGE

We have been informed the service charge is approx £2005 annually, with no ground rent, but his is to be confirmed by your solicitor.

PROPERTY TYPE	APARTMENT - GARDEN
INTERNAL AREA	452 SQ FT
TENURE	LEASEHOLD WITH SHARE OF FREEHOLD
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	74 · POTENTIAL 78

Connaught Road



Total Area: 42.5 m² ... 458 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