

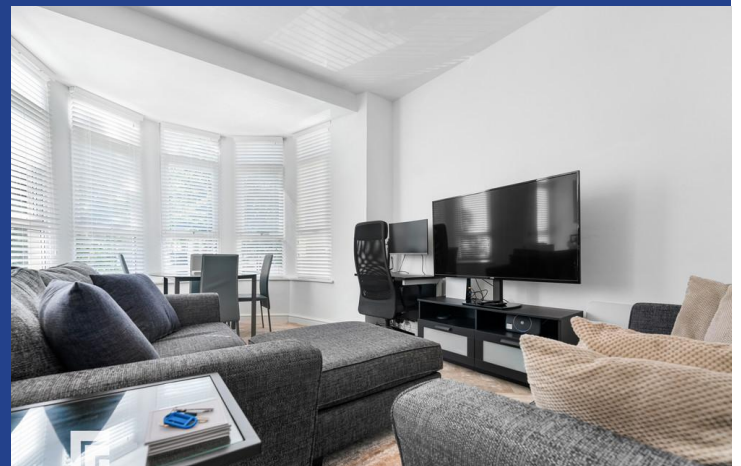
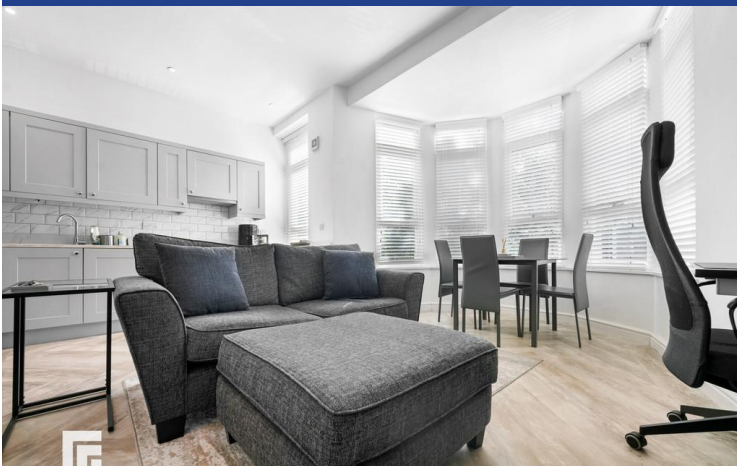
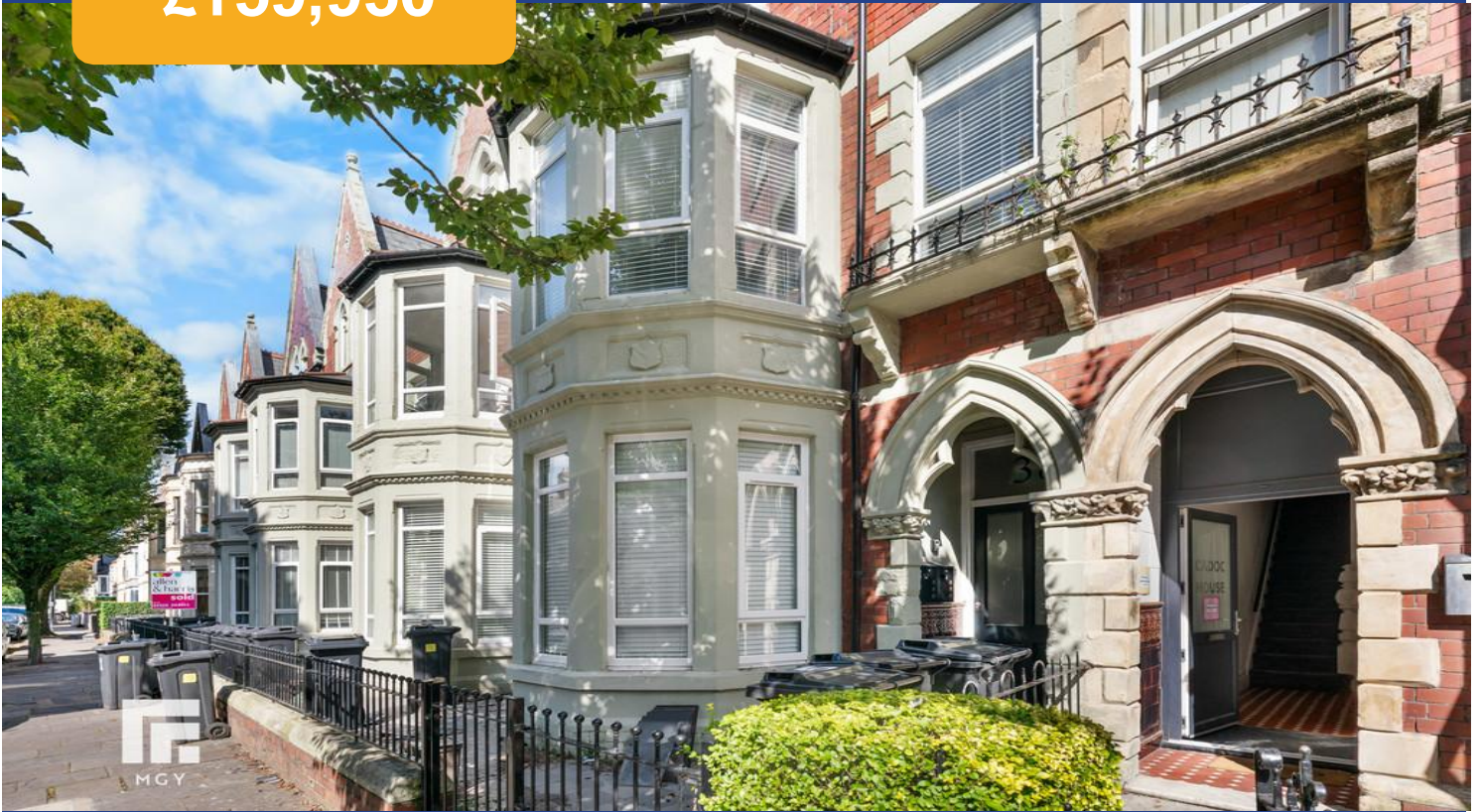
# Connaught Road, Roath, Cardiff, CF24 3PU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£159,950**



## First Floor Apartment



# Property Description

**\*\*IMMACULATELY PRESENTED, ONE BEDROOM, FIRST FLOOR APARTMENT\* NO CHAIN\*\*** MGY are delighted to bring to market this bright and spacious, first floor apartment situated on the much favoured Connaught Road, Roath. The modern accommodation briefly comprises entrance hallway, lounge/kitchen/diner, one double bedroom, and bathroom. The property further benefits from electric heating and double glazing throughout and is perfect for a first time buyer or investor. No chain. \*Viewing highly recommended\*

Tenure Leasehold

Council Tax Band B

Floor Area Approx 280 sq ft

Viewing Arrangements  
Strictly by appointment

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## ENTRANCE HALL

Entered via forecourt and secure fob access. Front door leading from communal hallway. Video entry intercom system. Pendant light fitting. Doors leading to all rooms.

## LOUNGE/KITCHEN/DINER

16' 9" x 16' 8" (5.12m x 5.09m)  
Laminate flooring throughout. Double glazed bay windows to front aspect with additional window alongside. Ample natural daylight. Open plan living. Pendant light fitting to lounge and spotlights to kitchen. Power points. TV and telephone point.

Wall mounted electric panel heater.

Modern fitted kitchen with a range of wall, base and drawer units with worktops incorporating stainless steel sink with drainer and mixer tap. Built in oven and four ring electric hob with extractor hood over. Ample storage. Tiled splashback. Integrated fridge/freezer and washing machine.

## BEDROOM

8' 9" x 11' 1" (2.68m x 3.40m)  
Carpet to floor. Double glazed window to rear aspect. Pendant light fitting. Power points. Wall mounted electric panel heater. Built in storage cupboard, housing hot water tank.

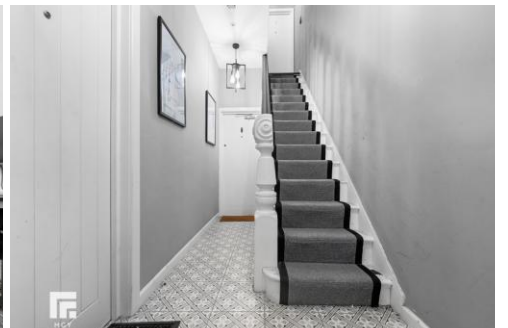
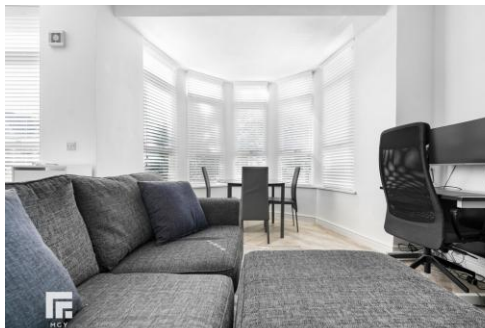
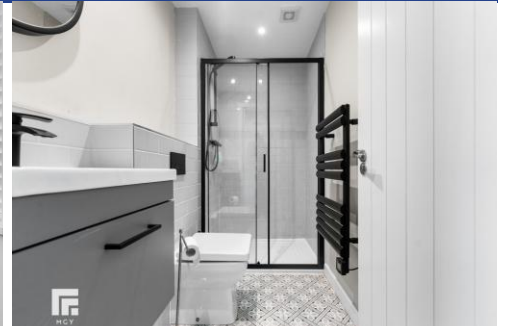
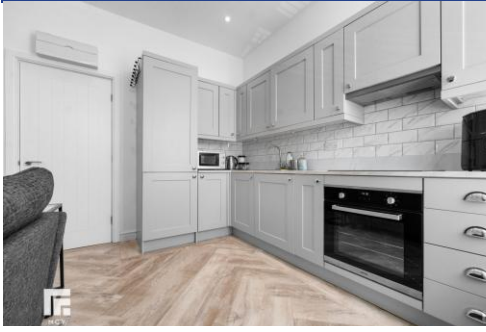
## SHOWER ROOM

3' 10" x 7' 4" (1.17m x 2.26m)  
Modern shower room. Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered shower over. WC. Vanity wash hand basin with mixer tap over and storage beneath. Heated towel rail. Spotlights. Extractor fan.

## TENURE

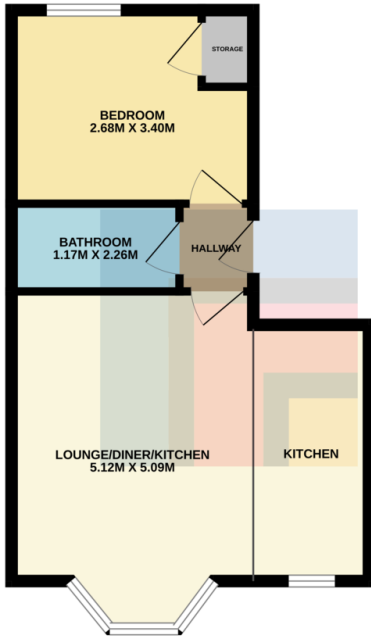
MGY are advised that the property is leasehold with a term of 125 years from 2021. There is a service charge of approx. £1074 per annum, which includes building insurance, secure fob access and a video entry intercom system. Ground rent £126 per annum.

Connaught Road,  
Roath, Cardiff, CF24 3PU



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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

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