



Ninian Road,  
Roath, Cardiff,  
CF23 5EE

THOMAS H  
WOOD

Asking Price  
£160,000

1 Bedrooms  
Flat - Second Floor

A well-presented one bedroom second floor apartment ideally positioned on the ever-popular Ninian Road, directly overlooking Roath Park Recreation Ground. This spacious and bright property is located just a short stroll from the vibrant shops, cafés and restaurants of Wellfield Road and Albany Road, and offers convenient access to the city centre via excellent transport links.

Offered for sale with no onward chain, this apartment would make an ideal first-time purchase, downsizing opportunity, or investment.



#### LOUNGE

**13'10" x 13'8"**

A bright and generous living area with large windows offering an attractive outlook across Roath Park Recreation Ground.

#### KITCHEN

**5'9" x 13'8"**

Fitted with a range of base and wall units, work surfaces, sink with drainer, integrated oven and hob, integrated fridge freezer and space for further appliances.

#### BEDROOM

**8'9" x 13'6"**

A comfortable double bedroom with ample space for furniture and window to the rear aspect.

#### BATHROOM

**5'9" x 5'5"**

Comprising panelled bath with shower over, low-level WC, and wash hand basin.

#### STORAGE

Useful built-in storage space off the landing.



## Features

- One bedroom second floor apartment
- Overlooking Roath Park Recreation Ground
- Bright lounge and separate fitted kitchen
- Offered for sale with no onward chain
- Excellent location close to Wellfield Road
- Close to the excellent public transport link

#### TENURE

LEASEHOLD - Share of Freehold

Terms of Lease - 999 years from 2008  
Responsible for 20% of all maintenance bills and building insurance.  
Building insurance: annual building Insurance circa £200 p.a. for one bedroom

#### COUNCIL TAX

Band D



## Information

- Tenure: Leasehold - Share of Current EPC Rating: D
- Council Tax Band: D – Potential EPC Rating: C
- Floor Area: 535.00 sq ft



1 BEDROOMS



1 BATHROOMS



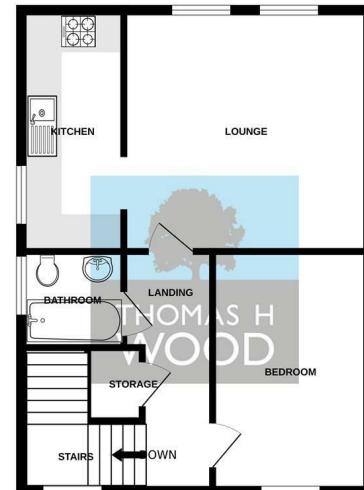
1 RECEPTION ROOMS



ENERGY RATING: D



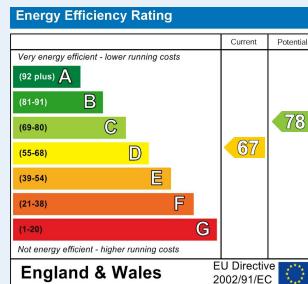
GROUND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



**TOTAL FLOOR AREA: 49.7 sq.m. (535 sq.ft.) approx.**  
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or general working order.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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