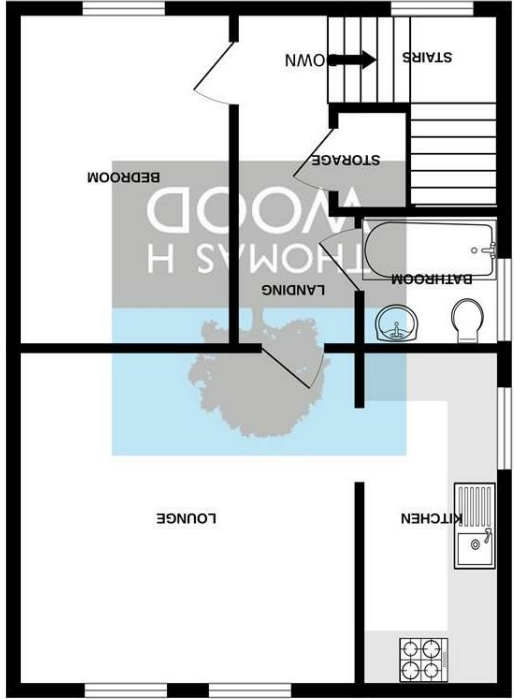


Notes: Design has taken to ensure the accuracy of the boulders contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. As to their quality, accuracy and use, the client is advised and no guarantee is given. Made with Metropix (2025)

TOTAL FLOOR AREA : 49.7 sq.m. (535 sq.ft.) approx.



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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT

THOMAS H
WOOD





Flat 3, 17 Ninian Road,
Roath, Cardiff
CF23 5EE

Asking Price £160,000
Flat - Second Floor
1 Bedrooms

Tenure - Leasehold -

Share of Freehold

Floor Area - 535.00 sq ft

Current EPC Rating - D67

Potential EPC Rating - C78

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

4.22m x 4.17m (13'10" x 13'8")

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

KITCHEN

1.77m x 4.17m (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

2.69m x 4.14m (8'9" x 13'6")

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

BATHROOM

1.77m x 1.66m (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.

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



