
Flat 4, 76 Connaught Road
Cardiff, CF24 3PX
Watts
&Morgan

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£235,000
Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, modern and contemporary two bedroom maisonette apartment. Situated in the popular Cardiff suburb of Roath and conveniently located to local amenities and Cardiff City Centre. The accommodation briefly comprises; entrance hall, spacious double bedroom and bathroom. Second floor landing, open plan kitchen/dining/living room and second double bedroom. Externally the property benefits from a communal storage shed.

Directions
Cardiff City Centre – 1.1 miles
M4 Motorway – 12.0 miles

Your local office: Penarth
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Summary of Accommodation

Accommodtion

A secure communal entrance with stairs to each floor.
Apartment 4 is located across the first and second floors.
Entered via a solid wooden door into a hallway enjoying wood effect luxury vinyl tile (LVT) flooring, a wall mounted intercom system, a recessed storage cupboard housing the 'Gledhill' hot water cylinder and a carpeted staircase leading to the second floor.
Bedroom one is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a set of freestanding wardrobes and a uPVC double glazed bay window to the front elevation.
The bathroom has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall mounted towel radiator and an obscure uPVC double glazed window to the front elevation.
The second floor landing benefits from carpeted flooring, a recessed storage cupboard and a double glazed roof light with a built in blind.
The open plan kitchen/dining/living room is the focal point of the home enjoying wood effect LVT flooring, recessed ceiling spotlights, a double glazed roof light with a built in blind and a uPVC double glazed bay window to the front elevation. The kitchen showcases a range of wall and base units with stone effect laminate work surfaces. Integral 'Lamona' appliances to remain include; an electric oven, a 4-ring electric hob with a feature extractor fan over, a fridge/freezer, a washer/dryer and a dishwasher. The kitchen further benefits from partially tiled splashback and a composite sink with a mixer tap over.
Bedroom two is another double bedroom benefiting from carpeted flooring, a set of freestanding wardrobes, a double glazed roof light with a built in blind and a uPVC double glazed window to the rear elevation.

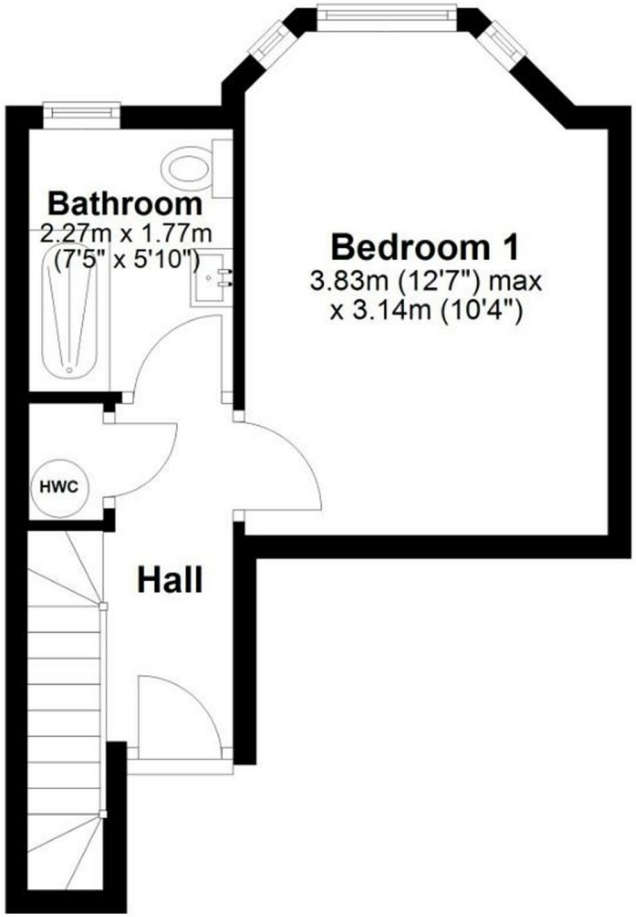
Additional Information

Electric and water mains connection.
Leasehold - Share of freehold. 990 years from 2024 (approx. 988 years remaining).
Council tax band 'C'.
EPC rating 'C'.

The property also benefits from a communal shed located to the rear.

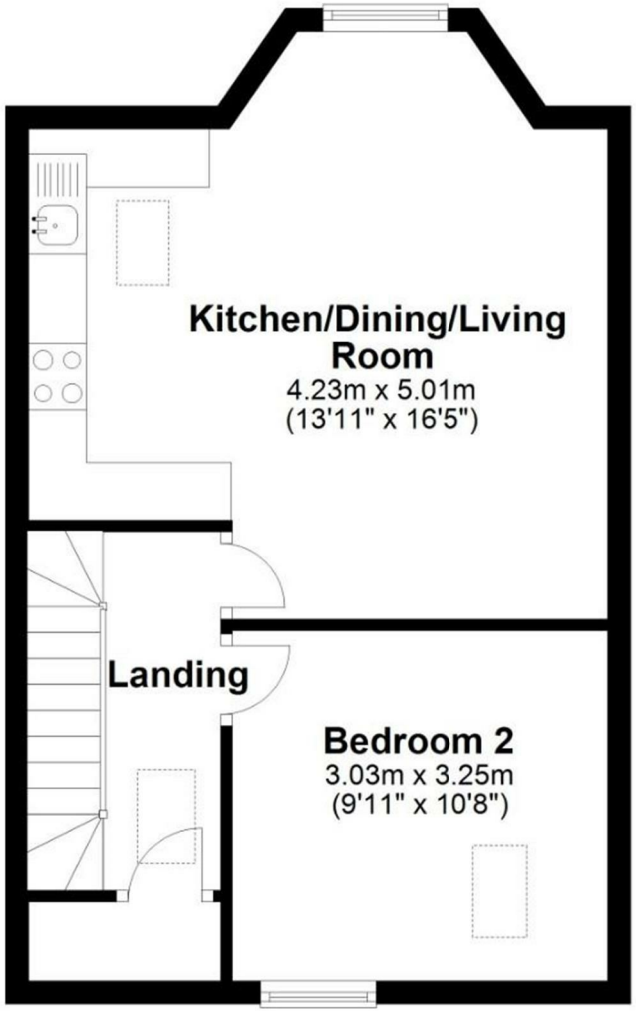
First Floor

Approx. 23.4 sq. metres (251.9 sq. feet)

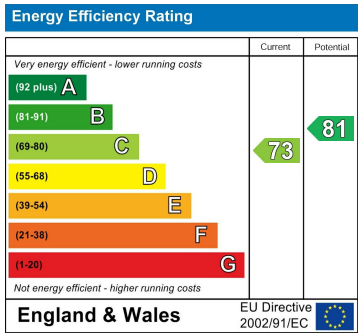


Second Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property

Total area: approx. 62.0 sq. metres (667.3 sq. feet)

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