



Wordsworth Avenue, , Roath, CF24 3FR

£200,000



James
Douglas

- EPC Rating TBC

Description...

A fantastic opportunity to acquire this modern and well-maintained Top-floor two-bedroom apartment set on the desirable Wordsworth Avenue in Roath, Cardiff. Perfectly positioned close to Cardiff City Centre and Roath Park, the property provides spacious, contemporary living in one of the city's most sought-after neighbourhoods — an excellent investment prospect with strong rental appeal and consistent tenant interest.

The apartment features a bright open-plan living area, a modern fitted kitchen, two well-proportioned bedrooms, with an ensuite and a contemporary bathroom. A standout feature of this property is the spacious private garden, offering an excellent outdoor space for relaxing or entertaining — a rare find for a flat in this area. The property benefits from excellent transport links, easy access to local shops, cafes, and restaurants, and the vibrant community atmosphere that makes Roath such a desirable location for tenants and homeowners alike.

EPC- D

Council Tax Band- B

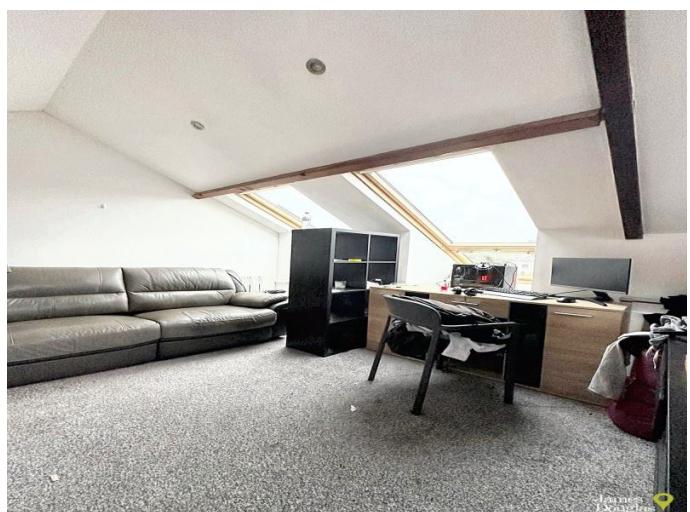
Leasehold

Lease term - 125 years from 01/06/2008

Annual service charge - £300

Annual ground rent - £300

Accommodation...





Floorplan

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- 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		
England & Wales	EU Directive 2002/91/EC	