



Ninian Road, Roath, , CF23 5EJ

£330,000



- **Excellent Location**
- **Rare Opportunity**
- **Close to local amenities**
- **Well Presented Throughout**
- **No Onward Chain**
- **Characterful Property**
- **EPC Rating E**

Description...

A rare opportunity to acquire a spacious and well-presented three-bedroom flat on the highly desirable Ninian Road, directly overlooking Roath Park and situated in the heart of Roath.

This attractive property offers generous and well-balanced accommodation throughout. The flat comprises a bright and spacious living area, ideal for both relaxing and entertaining, along with three well-proportioned bedrooms providing flexible living arrangements for homeowners, professionals or tenants.

The property also benefits from a modern, well-maintained kitchen offering ample storage and worktop space, making it both practical and inviting for everyday use. In addition, there is a good-sized bathroom finished to a good standard, providing comfortable and functional space.

Overall the flat is in good condition and benefits from excellent natural light, creating a bright and welcoming atmosphere throughout the property.

Ninian Road is widely regarded as one of Roath's most sought-after addresses, positioned directly opposite the beautiful Roath Park and just a short walk from the vibrant Wellfield Road and Albany Road where a wide range of cafes, restaurants, shops and local amenities can be found. Cardiff city centre is also easily accessible, making this an ideal location for both owner-occupiers and investors.

Properties of this size and character on Ninian Road rarely come to market, making this a unique opportunity to secure a distinctive home or a strong investment in a prime Cardiff location.

The property will be sold with vacant possession on exchange and completion.

Additional Information

Tenure: Leasehold

Service Charge- £2202.42

Ground Rent - £125.00 p/a

Current Rent- £1350 p/m

Lease Length- 125 years from and including 1 October 2014

Council Tax Band: F

EPC Rating: E

Accommodation...





Floorplan



EXISTING	
Project	94-05 Milton Road, Cardiff.
Drawing Title	Proposed Second (Lot) Floor Plan.
Date	APR 14
Scale	1:100 @ A3
Drawing No.	N/1000

Energy Rating

