



**Bradley Street, Roath Cardiff CF24 1PE**

**welcome to**

## **Bradley Street, Roath Cardiff**

NO ONWARD CHAIN!

A well-located ground floor flat with garden in the popular area of Roath, within walking distance of local amenities and offering easy access to the City Centre and A48/M4. The property comprises an entrance hall, lounge, fitted kitchen, double bedroom and bathroom.

### **Communal Entrance**

Via door into:

### **Communal Hall**

Access to flat.

### **Entrance**

Via door into:

### **Hall**

Built in storage cupboard, laminate flooring and access to:

### **Lounge**

12' 6" x 10' 6" ( 3.81m x 3.20m )

Double glazed window to front aspect, radiator and laminate flooring.

### **Kitchen**

10' x 8' 6" ( 3.05m x 2.59m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, integrated dishwasher, space for washing machine, spotlights, radiator, double glazed window to side aspect and area leading door to rear and bathroom.

### **Double Bedroom**

10' 11" Max x 10' 7" Max ( 3.33m Max x 3.23m Max )

Double glazed window to rear aspect and radiator.

### **Bathroom**

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, spotlights, laminate flooring, heated towel rail, extractor fan with humidity sensor and two double glazed windows to rear aspect.

### **Outside**

#### **Rear Garden**

Enclosed with tiered patio area, artificial grass and pergola.

#### **Leasehold Information**

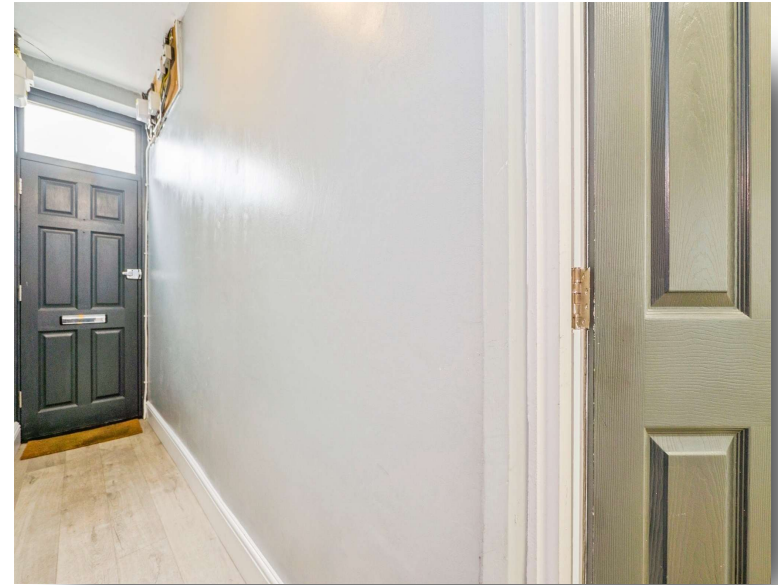
The vendor has advised us that the flat is currently share of the freehold.

Length of Lease: Approx. 995 Years Left

Building's Insurance Premium - Approx. £250 per annum



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**Bradley Street,**  
**Roath Cardiff**

- Ground Floor Garden Apartment
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: D  
Council Tax Band: B Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£155,000**



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Property Ref:  
ROA114169 - 0005

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