

Claude Road

Roath, Cardiff NLCF24 3QD



• Bright & spacious ground floor flat

• In the heart of Roath with all it's local amenities

• Two large double bedrooms

Very nicely presented ground floor, two bedroom apartment in the heart of Roath with all it's local bars, restaurants and amenities. Also benefits from being within easy access of the City Centre.

Accommodation comprises communal entrance hall, private entrance hall, open plan lounge/diner/kitchen with french doors leading to the garden area, two double bedrooms and a bathroom. There is also the benefit of a partially converted garage which is currently split into three rooms that offer further accommodation or potential as a home gym, office space or airb&b unit.

Communal Entrance

Traditional original tiled flooring.

Entrance hall

Traditional original tiled flooring. Door to basement. Radiator. Intercom phone. Access to a basement which provides extra storage and potential wine cellar.

Lounge/Diner/Kitchen 25'10" max x 11'3" max (7.87m max x 3.43m max)

Double glazed pvc windows to side. Two radiators.

Kitchen area

Wall and base units with works tops over. Four ring gas hob. Integrated double oven and grill. Cooker hood. Tiled splash back. Stainless steal one and a half bowl sink with mixer tap. Integrated washing machine. Integrated fridge. Worcester combination boiler. Laminate flooring. Split level down to:

Lounge area

Carpeted. Door to bathroom.

Bedroom One 15'3" max into bay x 12'10" max into recess (4.65m max into bay x 3.91m max into recess)

Double glazed pvc bay window to front. Radiator. Picture rail. USB plug socket.

Bedroom Two 10'11" max x 12'4" max (3.33m max x 3.76m max)

Radiator. Double glazed pvc window to rear. Exposed wood flooring. USB plug socket.

Bathroom 4'7" x 10'3" (1.40m x 3.12m)

Double glazed obscured pvc window to the rear. WC, wash hand basin, extractor fan, bath with electric shower over, part tiled walls. Vinyl flooring . Radiator.

Garden

L shaped garden with side path opening up to garden area with timber framed fencing, outside surround lighting system, power point and cold water tap. Leading to:

Converted garage

Split into three rooms. Power and light.

Entered via double glazed door from the garden into an L shaped room. Spotlights. Double glazed door leading out to the lane. Separate electric fuse board. Could provide further accommodation/home gym etc.

Garage room one (Potential bedroom/lounge) 14'7" max x 8'4" (4.45m max x 2.54m)



Entered via double glazed door from the garden into an L shaped room. Spotlights. Double glazed door leading out to the lane.

Garage room two (Potential kitchen) 5'6" x 7' (1.68m x 2.13m)

Double glazed window to garden.

Garage room three (Potential shower room) 3'7" x 5'6" (1.09m x 1.68m)