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MR HOMES
SALES & LETTINGS



Harlequin Court,
Newport Road
Roath, Cardiff
CF24 1RE

Guide Price £125,000 to £135,000
Leasehold - 86 Years Remaining

Harlequin Court, Newport Road Roath, Cardiff, CF24 1RE

Overview

- TWO BEDROOMS
- LEASEHOLD 86 YEARS
- SPACIOUS LOUNGE
- ALLOCATED PARKING
- CLOSE TO CITY CENTRE
- MOTIVATED SELLERS
- OVERLOOKS HARLEQUINS RUGBY PITCH
- ALL ELECTRIC (NO GAS)
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS



SPACIOUS 2 BEDROOM FLAT ON THE 2nd FLOOR - SPACIOUS LOUNGE - KITCHEN - BATHROOM - ALLOCATED PARKING. LEASEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this very well presented 2 Double Bedroom 2nd Floor Flat located in a popular and convenient area of Cardiff. The property is located off Newport Road and is surrounded by a selection of shopping parks, restaurants, and other amenities. There are excellent road links into the City Centre which is under 3 miles away. The A4232 provides links to Cardiff Bay and connects with the A48 which links with the nearby M4 motorway, making it ideal for commuters. The well-regarded Roath Park Lake is also nearby and offers a beautiful green space for walks, with a further selection of amenities nearby. Additional benefits include electric heating, double glazing, and allocated parking. An ideal investment close to the heart of Cardiff.

EPC Rating = D.
Council Tax Band = C
Leasehold 86 Years Remaining...
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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Communal Entrance Hall with Security Door Entry System

Steps up to 2nd Floor Landing - Entering Lobby

Entrance Hallway

13' 2" x 2' 11" (4.01m x 0.89m)

Laminate flooring, wall mounted door entry system & RCD consumer unit, coving. Doors to; Lounge/Diner, Kitchen, Bedrooms 1, 2 & Bathroom.

Lounge/Diner

17' 2" x 13' 7" (5.23m x 4.14m)

Laminate flooring, uPVC D/g Bay window to front, Bluetooth smart electric radiator, coving.

Kitchen - Re-Fitted

10' 6" x 5' 4" (3.20m x 1.62m)

Tiled flooring, matching wall & base units, work surfaces over, tiled splashbacks, fan assisted electric oven, 4x ring ceramic hob with extractor over, stainless steel sink, quarter bowl & drainer with mixer tap, plumbed for washing machine, uPVC D/g window to side.

Bedroom 1

11' 4" x 9' 11" (3.45m x 3.02m)

Fitted carpet, uPVC D/g window to rear, coving, electric radiator, Door to fitted cupboard with hanging rail & fixed shelving.

Bedroom 2

9' 11" x 7' 3" (3.02m x 2.21m)

Fitted carpet, uPVC D/g window to rear, coving, electric radiator, Door to fitted cupboard with hanging rail & fixed shelving.

Bathroom

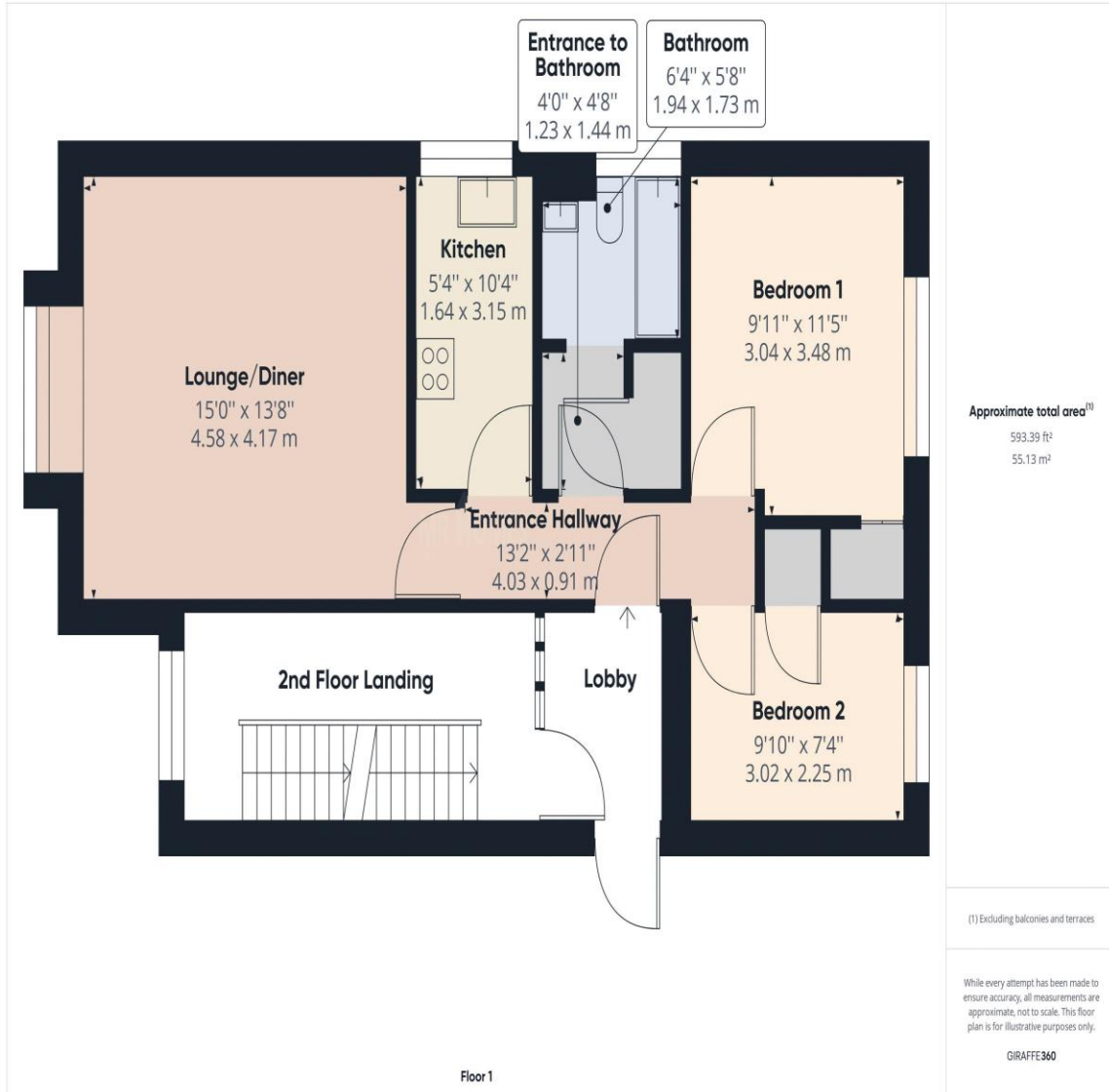
10' 4" x 6' 2" (3.15m x 1.88m)

Tiled flooring, panel bath with electric shower over, close-coupled W.c, pedestal wash hand basin, walls tiled around bath, wash hand basin & W.c, uPVC obscured D/g window to side, wall mounted electric heater, fixed shelving to recess, Hatch to insulated loft. Door to Airing cupboard housing hot water tank.

Allocated Parking Space No. 33



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

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