



Wordsworth Avenue, , , CF24 3FR

£180,000



- EPC Rating D

## Description...

James Douglas estate agents are pleased to offer, new to the sales market this 2-bedroom ground floor apartment in the heart of Cardiff.

A fantastic opportunity to acquire this modern and well-maintained ground-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.

This property represents a fantastic investment opportunity in one of Cardiff's most well-connected and sought-after neighbourhoods.

EPC- D

Council Tax Band- B

Leasehold

Lease term - 125 years from 01/06/2008

Annual service charge - £300

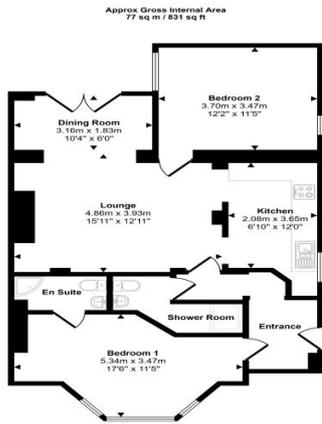
Annual ground rent - £300

\*\*\* SELLING WITH TENANTS IN SITU\*\*\*\*\*

Call us on 02920456444 to book a look!

## Accommodation...





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shippy 360.

# Floorplan

## Energy Rating

