

Marlborough Road, Roath, Cardiff

Guide Price £245,000

**Hern &
Crabtree**



Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
47 sq m / 508 sq ft



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 Snappy 360.

Key Features

- Ground floor garden apartment
- Open plan kitchen dining living room
- High quality kitchen with integrated appliances
- Stylish shower room
- Close to Wellfield Road and local parks
- Two bedrooms
- Private courtyard garden
- Bay window with plantation shutters
- Sought after Roath location

Period Stylish Ground Floor Garden Apartment Set within an elegant period building in the heart of Roath, this refined ground floor apartment offers a considered blend of architectural character and high quality modern living. The property has been carefully maintained and tastefully decorated throughout in a calm, neutral palette, creating a home that feels both welcoming and quietly assured.

The accommodation flows effortlessly from a characterful entrance hall into an open plan kitchen, dining and living space, where a generous bay window draws in natural light and frames views to the front. The kitchen has been thoughtfully designed with marble work surfaces, integrated appliances and a sociable breakfast bar, making it as practical as it is visually appealing. To the rear, two well balanced bedrooms enjoy a peaceful aspect, with the principal bedroom opening directly onto a private garden, offering a natural extension of the living space. A stylishly appointed shower room completes the interior.

Outside, the courtyard garden provides a sheltered and low maintenance setting, ideal for outdoor dining or quiet moments throughout the year.

Marlborough Road sits within one of Cardiff's most desirable residential pockets, moments from the independent shops, cafés and restaurants of Wellfield Road. Roath Recreational Ground and Roath Park are both within easy walking distance, offering green open spaces, lakeside walks and sports facilities. The area is well regarded for its selection of local schools and benefits from excellent transport links, with regular bus routes into Cardiff city centre and convenient access to major road networks. This is a location that combines village style living with the cultural and commercial energy of the capital.

Approx 508.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC