



27 Richmond Court  
Roath, Cardiff CF24 3AZ  
£850 Per Calendar Month

HARRIS & BIRT



A delightful one bedroom ground floor apartment available to let on a furnished basis.

The property benefits from an open plan kitchen/dining/living room, a good sized double bedroom and family bathroom. The ground floor flat benefits from private parking to rear. The property is located in a sought after area, just a five minute walk from the city centre and all of its amenities. Offering easy commuting links around Cardiff and onto the M4 corridor. EPC Rating C. Council Tax Band C

Rent £850. Deposit £950. Available 1st June 2026

### Accommodation

#### Entrance Hallway

Entered via the front door which is accessible from the shared entrance. Communicating doors to all rooms. Large airing cupboard housing the boiler and water tank with space for washing machine, which landlady can provide if required.

#### Kitching/Living/Dining Room

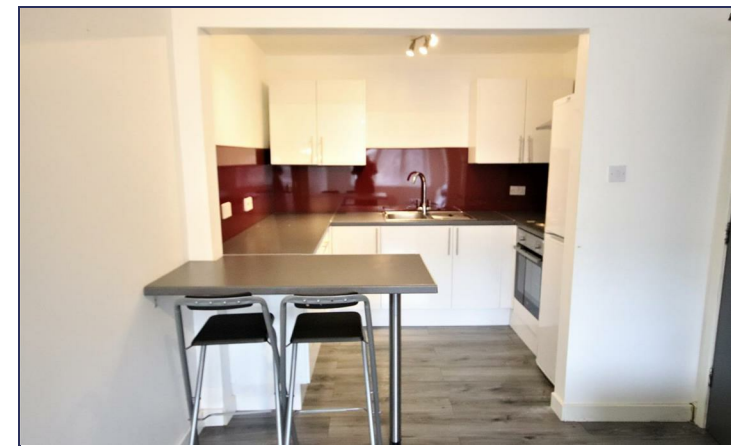
A good sized principal room. Living/Dining area furnished with a sofa, nest of coffee tables, breakfast bar stools. Modern kitchen with integrated oven and four ring hob and a free standing fridge freezer. Electric radiator housed to wall. Wood effect laminate flooring.

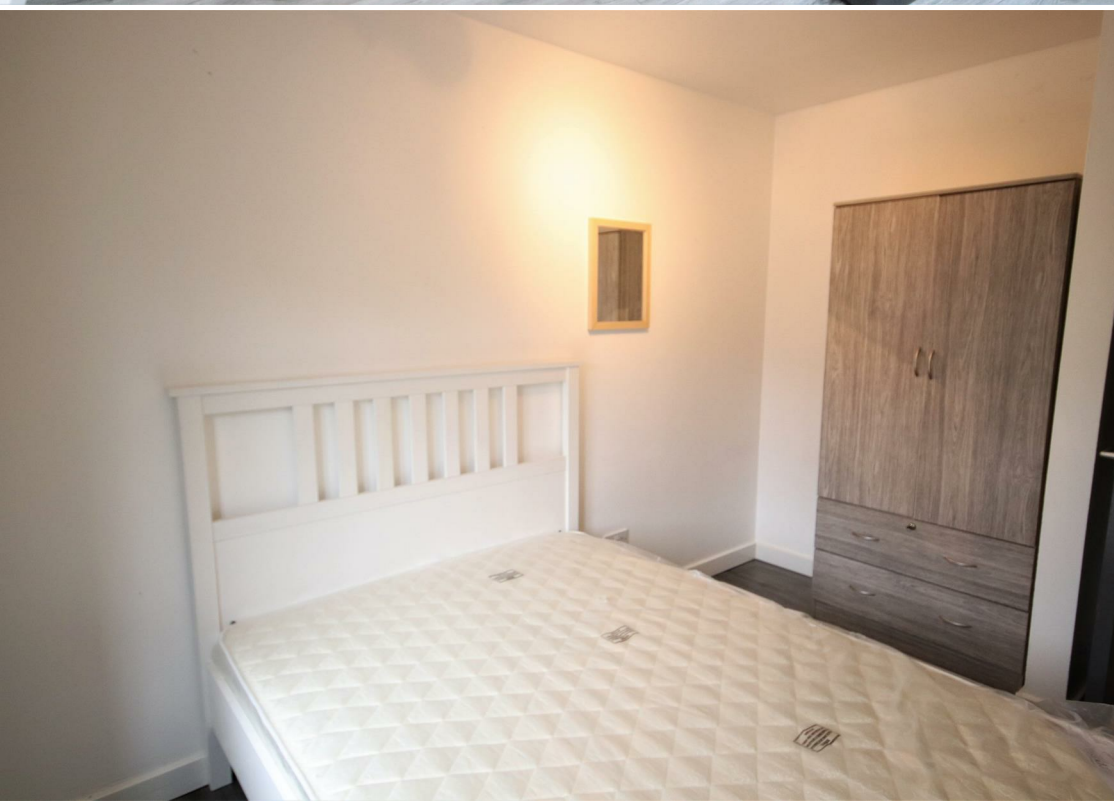
#### Bedroom

Good sized double bedroom. Electric radiator housed to wall. Furnished with wooden bedframe, new mattress and double wardrobe. Wood effect laminate flooring.

#### Bathroom

Suite in white comprising low level dual flush WC, pedestal wash hand basin and bath tub with shower head and hand held attachment over. Wood effect laminate flooring.





HARRIS & BIRT

Awaiting  
Floor Plans



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	79
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		



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