

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CONNAUGHT ROAD
ROATH

CONNAUGHT ROAD

ROATH, CF24 3PX - £850 PCM

1 bedroom(s) 1 bathroom(s) 518.00 sq ft

JeffreyRoss are pleased to offer this rather deceptively spacious TOP-FLOOR, one-bedroom flat that has just become available for rent on one of Roath's most popular streets, Connaught Road. Available furnished, the property offers a lot of quirkiness throughout. The lounge/kitchen is a spacious, open-plan space with an electric hob and chest fridge-freezer and a good living area in the lounge with space for two sofas. A large, double bedroom is provided and a bathroom suite with bathtub and shower over. Perfect for a young professional couple who are looking to be living in such a popular part of Cardiff and close to all the popular bars, restaurants and parks in Roath.

EPC RATING of C
COUNCIL TAX BAND of B

FLOOR PLAN AVAILABLE.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

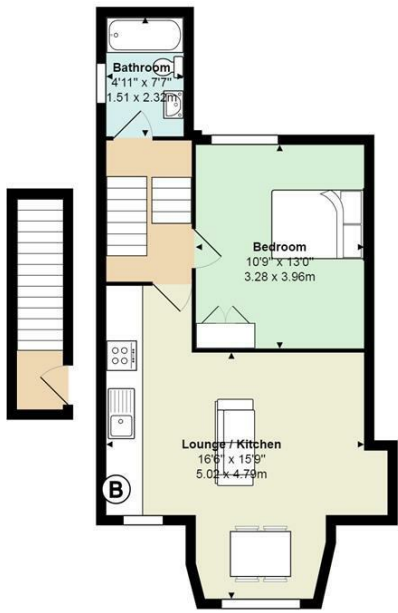
PROPERTY SPECIALIST

Mr Rhys Carter
rhys.carter@jeffreygross.co.uk



Lettings

Connaught Road, Roath



Total Area: 518 ft² ... 48.1 m²
All measurements are approximate and for display purposes only