

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

NEWPORT ROAD  
ROATH



# NEWPORT ROAD

ROATH, CF24 1RS - £695 PCM

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

An this extremely spacious and well-located top-floor, one bedroom apartment. Located on Newport Road, just on the corner of Beresford Road, the property is just a 15 minute walk into the City Centre and also within walking distance of Roath Park and Wellfield Road. Available UNFURNISHED, the property offers spacious open-plan lounge/kitchen with space for 4 seat dining table. The bathroom is located off the living room and the bedroom, to the rear of the flat. Ideal for a single person, or couple.

FLOOR-PLAN AVAILABLE. GAS CENTRAL HEATING.

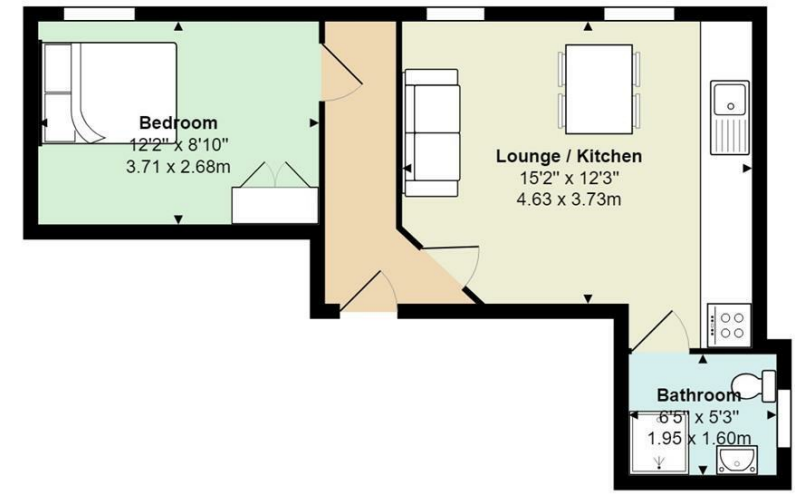
EPC RATING of E.  
COUNCIL TAX BAND of B.

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			
(55-68) D			
(39-54) E		46	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

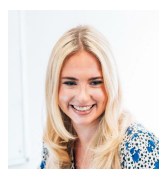
## Newport Road, Roath



Total Area: 382 ft² ... 35.5 m²  
All measurements are approximate and for display purposes only

### PROPERTY SPECIALIST

Ms Cody Byrne  
cody@jeffreycross.co.uk



Administrator