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CARDIFF

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*Vinian Road*

ROATH PARK



Comments by Mr Rhys Carter



**Property Specialist**

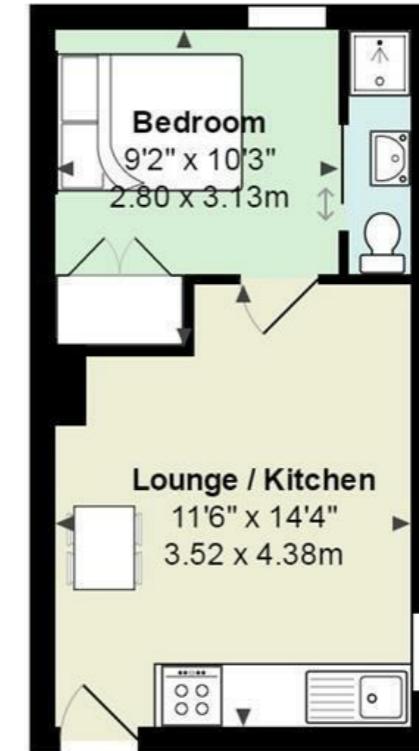
Mr Rhys Carter  
Senior valuer

[rhys.carter@jeffreyross.co.uk](mailto:rhys.carter@jeffreyross.co.uk)



Comments by the Homeowner

# Ninian Road, Roath Park



Total Area: 257 ft<sup>2</sup> ... 23.9 m<sup>2</sup>

All measurements are approximate and for display purposes only

# Ninian Road

*Roath Park, Cardiff, CF23 5EE*

PCM

**£800 PCM**



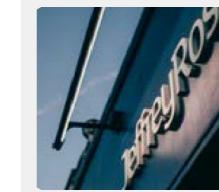
1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Penylan Branch**

02920 499680

**\*\*RENTAL INCLUDING WATER BILL\*\*** A modern 1 bedroom top floor apartment situated in this Victorian conversion. The accommodation comprises of open plan lounge/kitchen, double bedroom and en-suite shower room. The property is available furnished and further benefits double glazing. Please note there is a communal washing machine and separate dryer. Property would best suit a single professional or student.

EPC RATING - D  
COUNCIL TAX BAND - C

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.





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