

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS




JeffreyRoss



CONNAUGHT ROAD
ROATH

CONNAUGHT ROAD

ROATH, CF24 3PU - £795 PCM


 0 bedroom(s)  1 bathroom(s)  330.00 sq ft

JeffreyRoss are delighted to offer for rent this very spacious (and newly renovated in 2023,) ground-floor, STUDIO apartment on Connaught Road, Roath. Located within walking distance of the City Centre, University Hospital and main University campus the property would make a brilliant option for a single professional. The property offers very large living space with bay-window overlooking the street and leads into a lovely, rear kitchen with appliances and breakfast bar. A stylish shower suite is located to the rear of the apartment. The property further benefits from external storage cupboard, gas central heating and street parking. A lovely property.

EPC RATING of C
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	77	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 Ryan Evans
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Administrator

Connaught Road, Roath



Total Area: 30.6 m² ... 330 ft²
All measurements are approximate and for display purposes only