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*Linian Road*

ROATH PARK



Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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Ninian Road, Roath Park



Total Area: 78.7 m² ... 847 ft²

All measurements are approximate and for display purposes only

Spacious top-floor apartment overlooking  
Roath Rec.

Comments by the Homeowner





# Ninian Road

*Roath Park, Cardiff, CF23 5EE*

PCM

**£1,195 PCM**



2 Bedroom(s)



1 Bathroom(s)



847.00 sq ft



Contact our  
***Penylan Branch***  
02920 499680

Renovated in 2023 is this superb, large, top-floor 2 bedroom apartment situated opposite Roath Park Recreation and within a short walk of local shops, boutiques and amenities on Wellfield & Albany Road. The accommodation comprises of large lounge with dining table and chairs, stylish and well equipped kitchen with integrated appliances 2 double bedrooms and modern bathroom with shower. Available Furnished. A brilliant apartment!

EPC RATING of D.  
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.



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