

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

NINIAN ROAD
ROATH



NINIAN ROAD

ROATH, CF23 5EF - £1,200 PCM PCM

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

Full of character, charm and great space is this very well presented, light and airy two bedroom apartment located on Ninian road in Roath Park. Offering stunning views over the park, this first floor apartment has a spacious interior with a mix of modern living with traditional features. Briefly comprising good size entrance hall, lounge with original sash windows, views over Roath recreational park, two bedrooms, one large double bedroom and one single, bathroom and kitchen diner, as well as a sunny rear terrace allowing for outside seating / dining. Ideal for any young professionals. Furnished. DEPOSIT OPTIONS AVAILABLE - ASK AGENT**

FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING. STREET PARKING.

EPC RATING of C
COUNCIL TAX BAND of E

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	48	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

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Lettings



Total Area : 790 ft² ... 73.3 m² (excluding terrace)
All measurements are approximate and for display purposes only