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CARDIFF

VALE

CAERPHELLY

BRISTOL

Ninian Road

ROATH



Comments by Mr Rhys Carter



Property Specialist

Mr Rhys Carter

Senior valuer

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Stunning garden flat in one of Cardiff's favourite areas.

Comments by the Homeowner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Ninian Road

Roath, Cardiff, CF23 5EE

PCM

£925 PCM



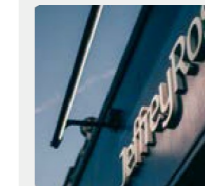
1 Bedroom(s)



1 Bathroom(s)



sq ft



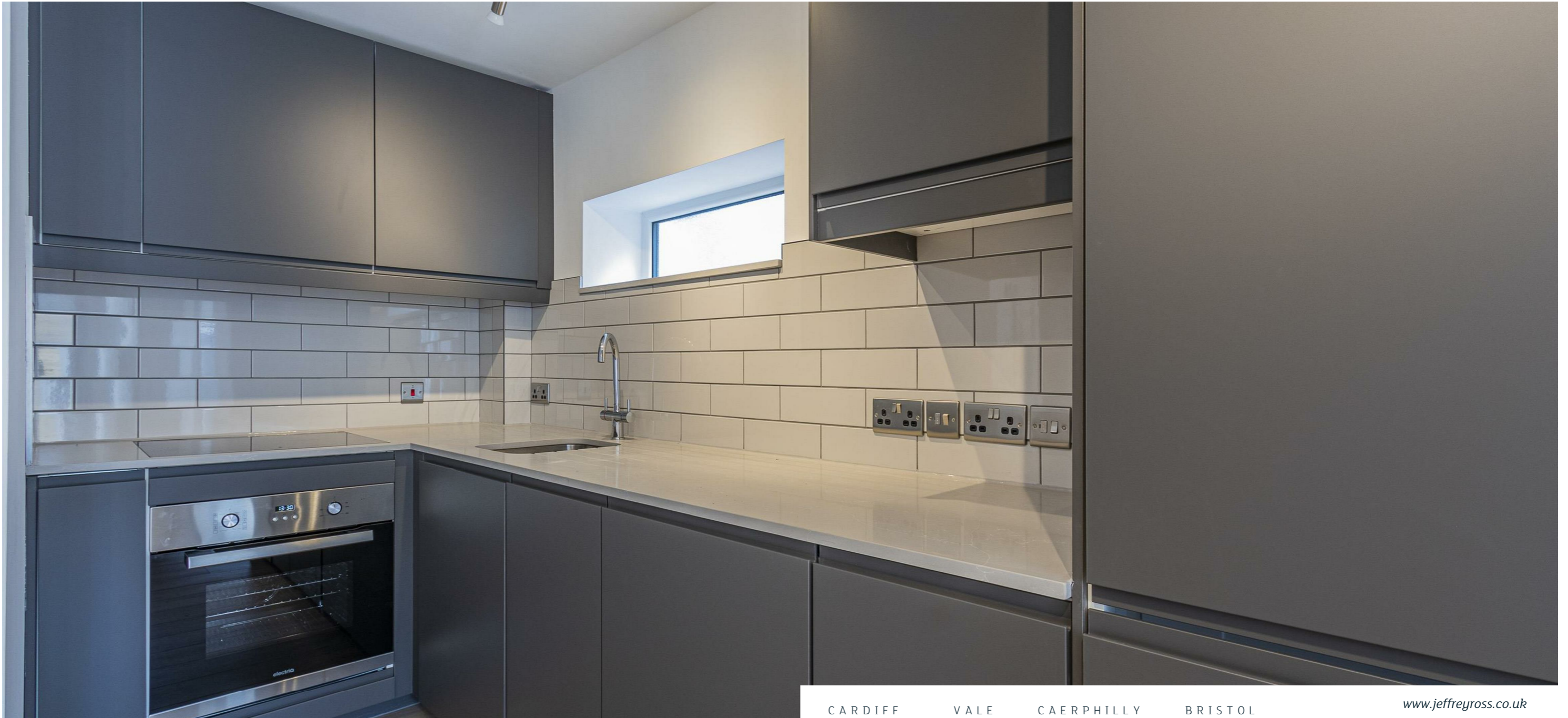
Contact our
Penylan Branch

02920 499680

JeffreyRoss are pleased to exclusively offer this impressive ground-floor, one-bedroom apartment located on the popular Ninian Road that offers access to a small, rear GARDEN. The property has been finished to a very high standard benefiting from electric heating, 24/7 mechanical ventilation with high-efficiency heat recovery provides a constant circulation of filtered air and removal of excess moisture, porcelain tiling throughout, fully fitted kitchen including all built-in appliances oven, induction hob, 60/40 fridge/freezer, washing machine and dishwasher, walk-in shower, non-slip tiles, Fully insulated, new quality double glazing. Offered fully furnished. STREET PARKING.

EPC RATING of D
COUNCIL TAX BAND of 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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