

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



TY-DRAW PLACE
ROATH PARK

TY-DRAW PLACE

ROATH PARK, CF23 5HF - £1,650

3 bedroom(s) 2 bathroom(s) 1194.00 sq ft

Offering beautiful, elevated views over Roath recreational ground from the lounge bay-window and superb living space, throughout, is this magnificent, 3-bedroom, first-floor apartment that is a wonderful addition to the rental market. Located on one of Cardiff's most iconic road, Ty-Draw Road, the property offers a host of benefits making it a great option for a professional couple or two sharers looking to be in the popular Roath Park area and the popular green spaces, bars and restaurants offered by the area. The property offers a superb living space with extremely large lounge (see the floor plan for full measurements) separate kitchen/diner with integrated appliances and American-style fridge-freezer. All three bedrooms are spacious, with the bedroom to the front of the property offering en-suite bathroom with shower. A second, family bathroom (and private W/C) are also available along with lovely hallway leading to the rear of the property. Available furnished, this is a superb opportunity and one we're delighted to offer. Street parking available.

EPC Rating C
Council Tax Band TBC

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	69	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 Rhys Carter
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Lettings

Ty Draw Place, Roath Park



Total Area: 110.9 m² ... 1194 ft² (excluding balcony)
All measurements are approximate and for display purposes only