

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



UPPER KINCRAIG STREET
ROATH

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ROATH, CF24 3HB - £1,175 PCM PCM


2 bedroom(s) 1 bathroom(s) 733.00 sq ft

In a brilliant, central Roath location between Albany and City Road is this extremely smart and very-well cared for home on Upper Kincraig Street, Roath - perfectly located to be on the cusp of all of the benefits of living in this popular borough of Cardiff, its popular green spaces and convenient location for access in and out of Cardiff. Offered unfurnished, this mid-terraced home has been impressively presented and improved to create a lovely living space with spacious lounge leading into modern-fitted kitchen with space for appliances, downstairs. A newly-fitted bathroom is to the rear of the property which offers bathtub and shower over the bath. Upstairs are two double bedrooms making this a great option for a couple, small family or perhaps two friends, sharing. To the rear of the house is a fair-sized garden. A great rental opportunity!

COUNCIL TAX BAND of D
EPC RATING of D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for occupancy or failed to take reasonable steps to enter into the Occupation Contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	84
(81-91) B		
(69-80) C		
(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
rhys.carter@jeffreycross.co.uk



Lettings

Upper Kincraig Street, Roath



Total Area: 68.1 m² ... 733 ft²
All measurements are approximate and for display purposes only