



Lake Road East

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreyross.co.uk



Comments by Mr Rhys Carter



Property Specialist
Mr Rhys Carter
Senior valuer

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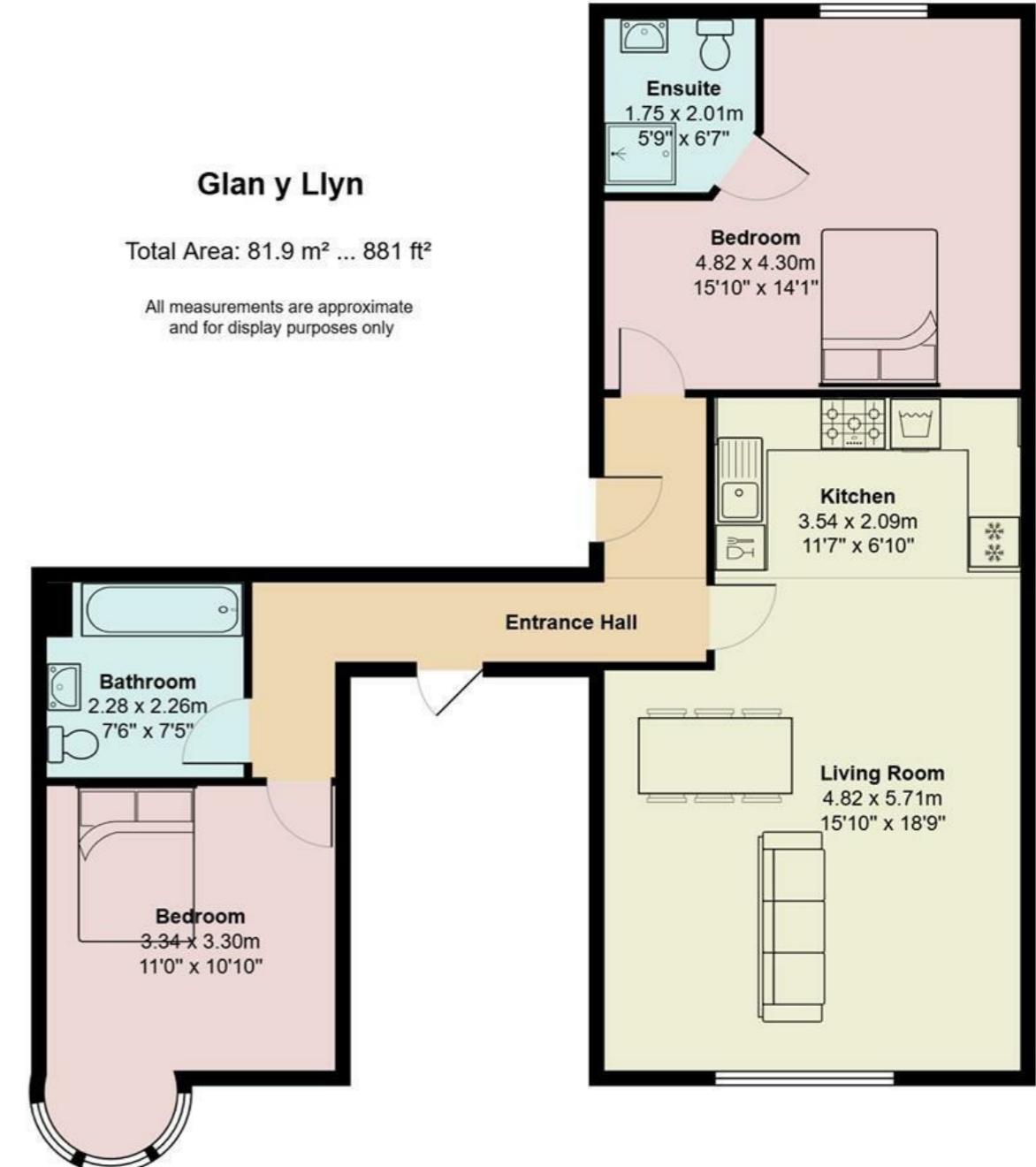


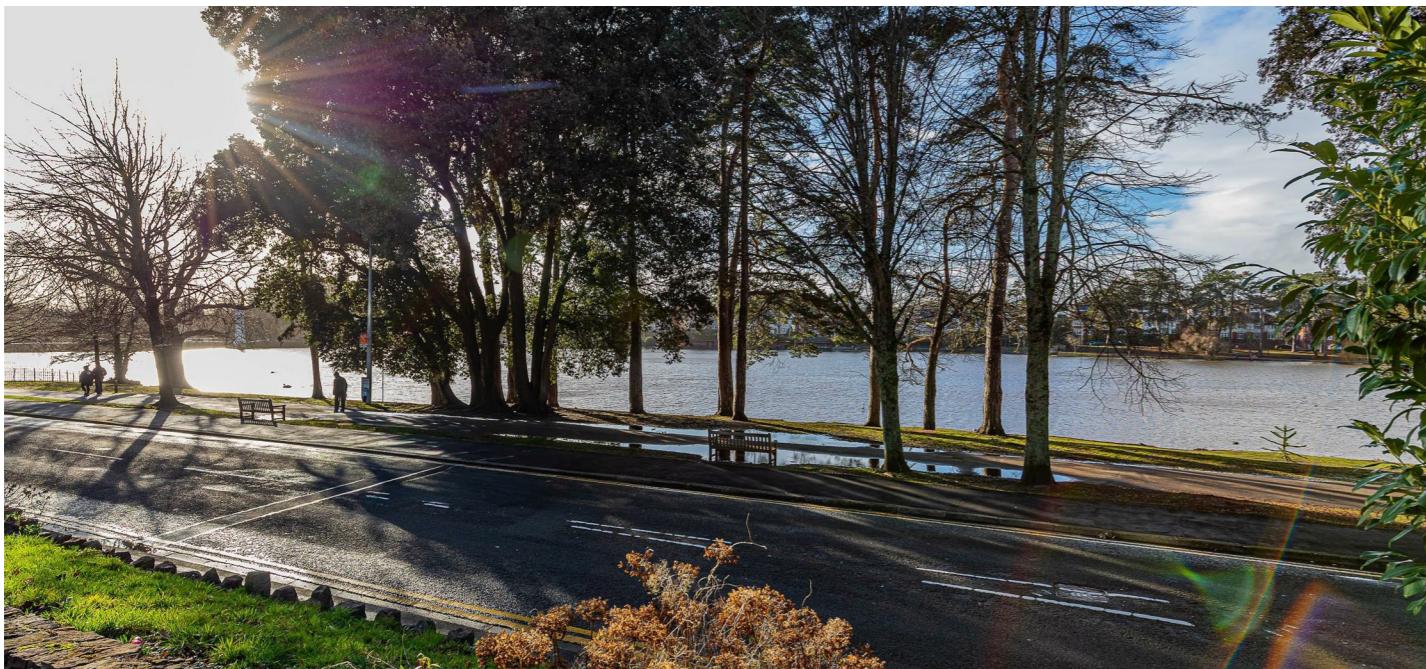
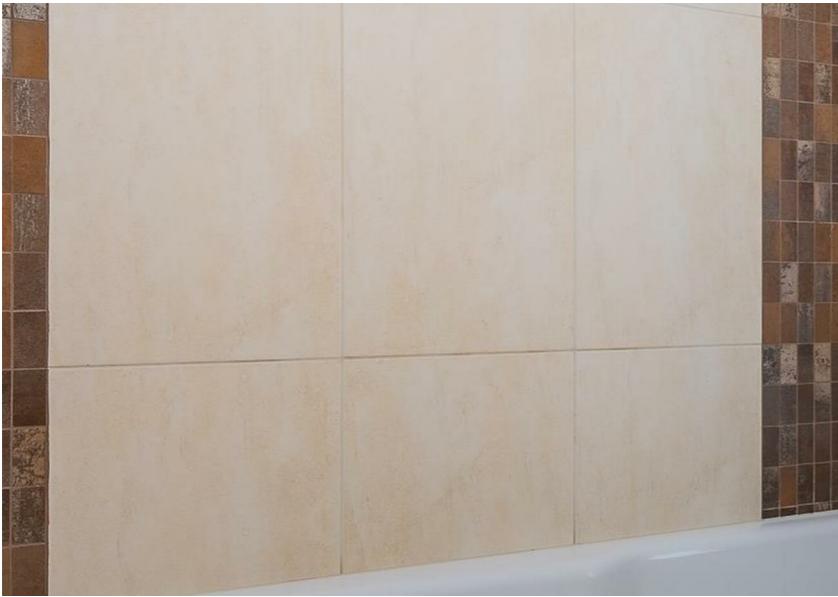
Comments by the Homeowner

Glan y Llyn

Total Area: 81.9 m² ... 881 ft²

All measurements are approximate
and for display purposes only





C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Lake Road East

, Cardiff, CF23 5NP

PCM

£1,500 PCM



2 Bedroom(s)



2 Bathroom(s)



721.20 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to present, a luxury top floor apartment enjoying magnificent elevated views to Roath Park Lake, with the benefit of a secure, gated parking with easy access from Cefn Coed Road lane. Imposing three storey Edwardian manor residence, refurbished to a high standard of finishes and specification to modern standards. Telephone entry system, large lounge/diner, luxury fitted kitchen with integrated dishwasher, washing machine and fridge freezer. There are two double bedrooms. One of which is equipped with a superb ensuite shower room. Lastly, the main bathroom which comes with bathroom and shower over head. One parking space. Available Furnished. A quite superb residence on one of Cardiff's finest roads.

EPC - C
Council Tax - F

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

