

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



INVERNESS PLACE
ROATH





INVERNESS PLACE

ROATH, CF24 4RZ - £1,195 PCM

 2 Bedroom(s)  1 Bathroom(s)  sq ft

Charming two bedroom home, located close to Albany Road and Roath park lake. Original features including cast iron fire place with wooden surround make up a large lounge area which also has a stripped pine floor. The property has been extended to include a bright kitchen/dining conservatory area. A ground floor bathroom has a a shower over bath which is powered by gas central heating. To the first floor are two good sized double bedrooms. The large rear garden comes complete with vegetable plot; perfect for the aspiring horticulturist! DEPOSIT OPTIONS AVAILABLE - ASK AGENT

Available unfurnished

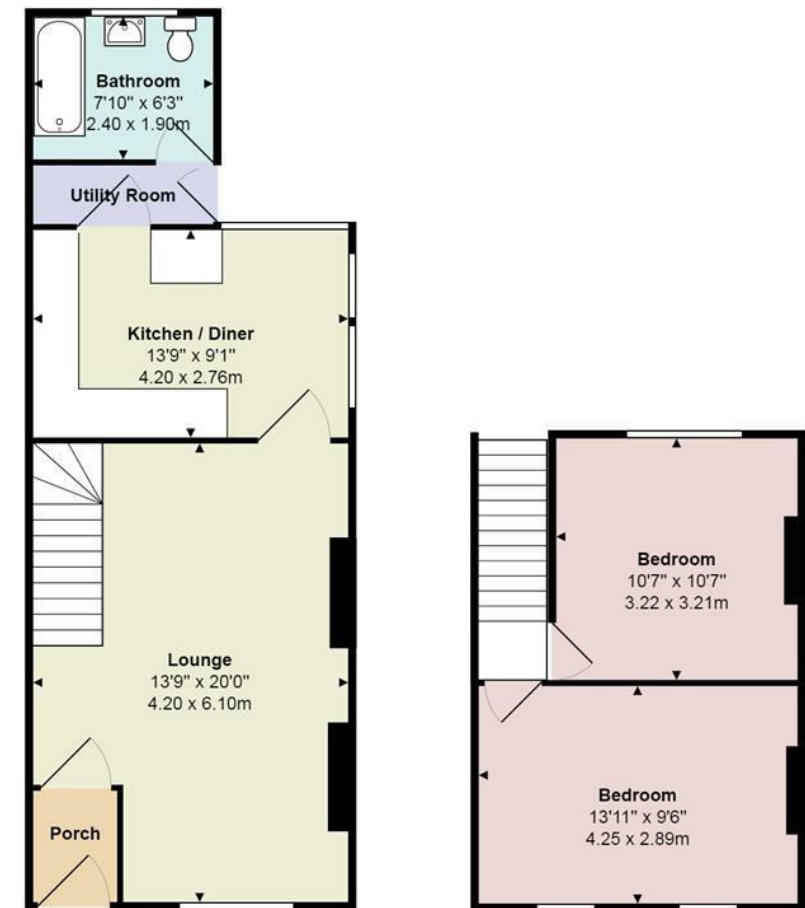
Council tax band D
EPC rating D

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.



PROPERTY SPECIALIST
Mr Ryan Evans
ryan@jeffreyyross.co.uk
Administrator





Total Area: 724 ft² ... 67.3 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		61
(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	