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CARDIFF VALE CAERPHILLY BRISTOL

Comments by Mr Rhys Carter

Property Specialist

Mr Rhys Carter

Senior valuer

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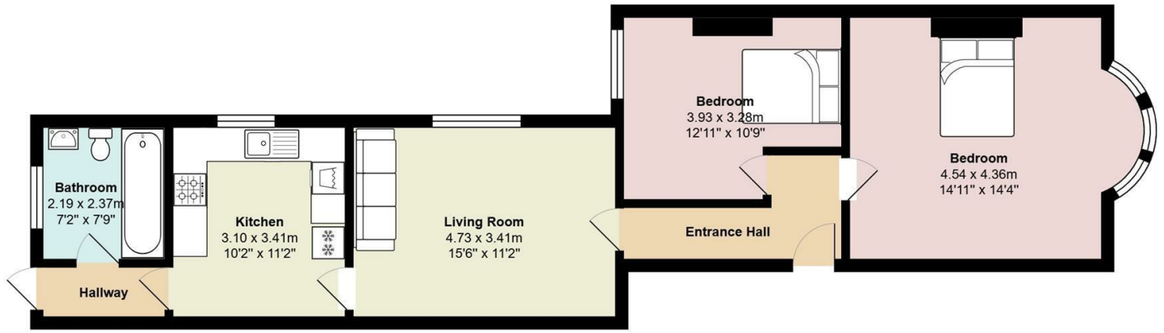
Comments by the Homeowner

Ninian Road



Total Area: 74.5 m² ... 802 ft²

All measurements are approximate and for display purposes only

Ninian Road

, Cardiff, CF23 5EF

PCM

£1,295 PCM

2 Bedroom(s) | 1 Bathroom(s) | 785.77 sq ft

Contact our

Penylan Branch

02920 499680

Jeffrey Ross are pleased to present this beautifully refurbished two-bedroom ground floor garden apartment, occupying a highly sought-after position on Ninian Road, directly opposite Roath Park.

This impressive property has been recently refurbished throughout to a high standard, offering well-presented and contemporary accommodation while retaining the appeal of this popular residential location.

The apartment benefits from a large private garden, providing excellent outdoor space.

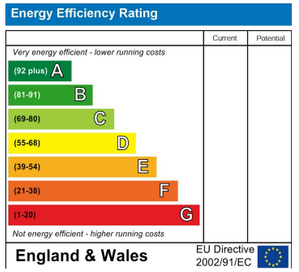
Ideally located for access to the best of Roath and Cardiff, the property is just a short walk from the popular Wellfield Road, Roath Lake and Albany Road, with an excellent selection of restaurants, cafés and independent shops close by.

There are also excellent transport links into Cardiff City Centre, making this an ideal home for professionals, couples or those looking for convenient city living with the added benefit of a substantial private garden.

Key Features:

Two-bedroom ground floor apartment
Highly sought-after Ninian Road location
Directly opposite Roath Park
Recently refurbished throughout
Finished to a high standard
Large private garden
Unfurnished
Close to Wellfield Road, Roath Lake & Albany Road
Excellent local amenities
Great transport links into Cardiff City Centre

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
(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