

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






CONNAUGHT ROAD
ROATH





CONNAUGHT ROAD

ROATH, CF24 3PU - £995 PCM

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

Extremely spacious one bedroom, apartment that occupies the whole of the first-floor of this Victorian terrace property in the heart of Roath. Located on Connaught Road, the property offers lovely, bay-fronted lounge which is bright and airy and overlooks the street and comes equipped with sofa, armchair and dining table with four chairs. A separate fitted kitchen is located just behind the lounge with washing machine, dryer, excellent worktop space, good storage space and space for breakfast table. A spacious double bedroom is positioned to the rear of the property with double bed, fitted wardrobes and side tables and the property further benefits from brand newly fitted modern shower room. A large landing area is also offered which could double up as a study space (or storage area.) The property further benefits from gas central heating and is nicely furnished. Street parking. Perfect for a couple looking to be in the heart of Roath. FLOORPLAN AVAILABLE

COUNCIL TAX BAND of C
EPC RATING of C

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
Ms Cody Byrne
cody@jeffreyyross.co.uk
Property Management Co-ordinator





Connaught Road, Roath



Total Area: 789 ft² ... 73.3 m²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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 