www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL



Coffrell Road

ROATH



A great investment 5 bed hmo in the heart of ROATH.
£2375 Per month rent !

Comments by Mr Nicky Pearcey

Property Specialist

Mr Nicky Pearcey

Lettings Negotiator

nicky@jeffreyross.co.uk

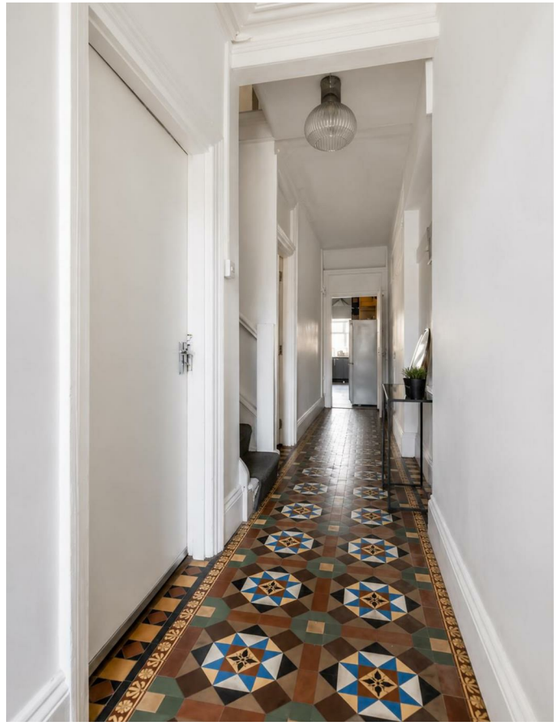
Comments by the Homeowner





Total floor area 131.9 m² (1,420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Cottrell Road

Roath, Cardiff, CF24 3EX

PCM

£2,250 PCM

5 Bedroom(s) | 2 Bathroom(s) | 1356.00 sq ft



Contact our
Penylan Branch
02920 499680

A spacious five-bedroom property arranged over three floors, ideally located in the heart of Roath. Offering generous and versatile accommodation, the property comprises an entrance hall, a ground floor double bedroom, a comfortable reception/lounge, and a well-appointed kitchen/dining room with access to the private rear garden. The first floor offers three further double bedrooms and a shared bathroom, while the second floor benefits from an additional double bedroom, making the property ideal for professional sharers or a large family.

To the rear is a private, low-maintenance garden, providing useful outdoor space. Situated just moments from Albany Road and Wellfield Road, the property enjoys easy access to a fantastic selection of shops, cafés, restaurants and local amenities. Cardiff University, Roath Park and Cardiff city centre are all within easy reach, with excellent public transport links nearby.

EPC Rating: D
Council Tax Band: E

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.



Hall

Bedroom 3 / rec room

Living room

Shower room

Kitchen diner

Landing

Bedroom 1

Bedroom 4

Bedroom 5

Second floor

Bedroom 2

Bathroom

Garden

Tenure

Freehold, but this is to be confirmed by your solicitor

Council tax

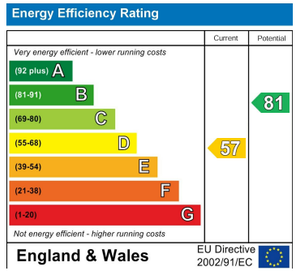
Band - E










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
57
81
England & Wales
EU Directive 2002/91/EC



