

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

NEWPORT ROAD  
ROATH







## NEWPORT ROAD

ROATH, CF24 1RS - £795 PCM



2 Bedroom(s)



1 Bathroom(s)



522.00 sq ft

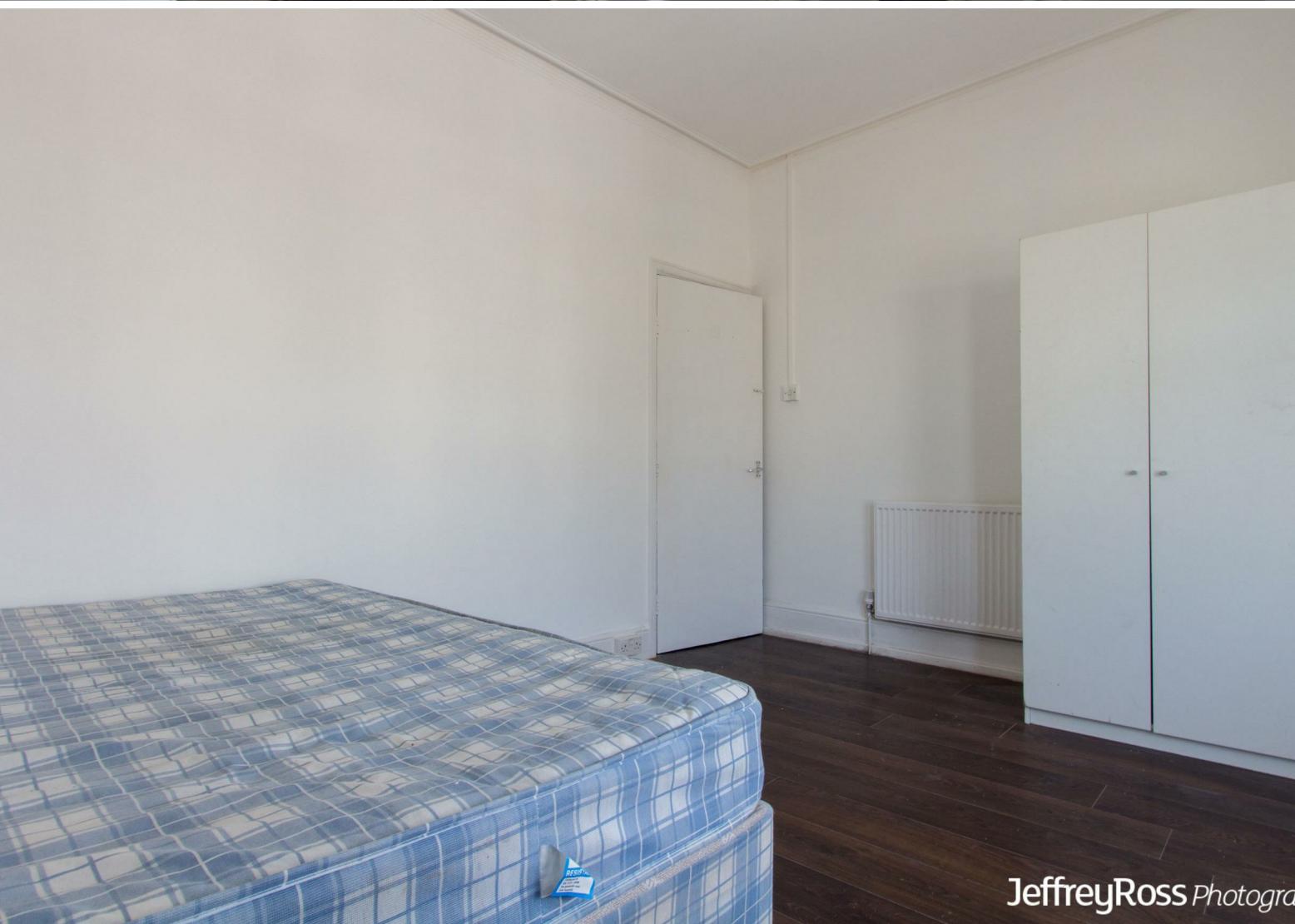
Spacious two bedroom flat that is nicely located on Newport Road, Roath and just a 15 minute walk to both the City Centre and Roath Park. Available furnished, the property is located on the first-floor of this converted Victorian terrace and offers bay-fronted lounge with sofa and dining table, separate, modern-fitted kitchen with electric hob, shower room and two bedrooms, one spacious double and a second, single bedroom. Ideal for a professional couple or perhaps a small family, the property is nicely presented throughout.

FLOOR-PLAN AVAILABLE. GAS CENTRAL HEATING.

EPC RATING of D.

COUNCIL TAX BAND 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.



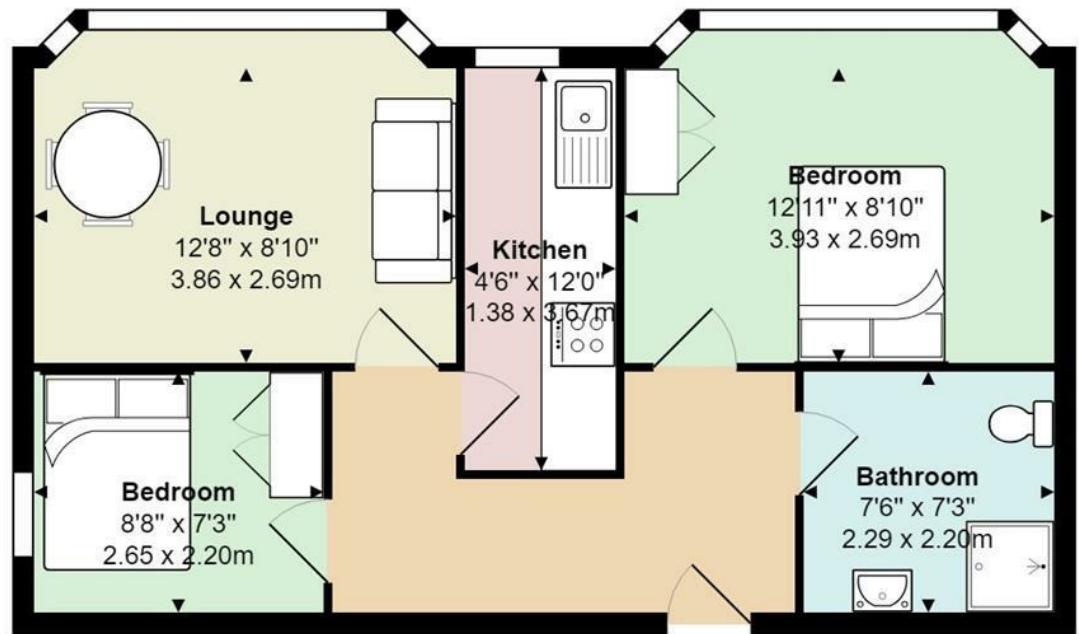
### PROPERTY SPECIALIST

Ms Cody Byrne

[cody@jeffreyross.co.uk](mailto:cody@jeffreyross.co.uk)

Property Management Co-ordinator

# Newport Road, Roath



Total Area: 522 ft<sup>2</sup> ... 48.5 m<sup>2</sup>

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	78	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Newport Road, Roath