

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CONNAUGHT ROAD
ROATH

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ROATH, CF24 3PU - £875 PCM

1 bedroom(s) 1 bathroom(s) sq ft

We are pleased to offer this one bedroom flat that is located on one of Roath's most popular roads. Connaught Road runs parallel to Albany Road and is therefore well located for all the shops and bars on this popular street as well as Wellfield Road, Roath Park, Cardiff University and the City Centre. The property offers a good-sized open plan kitchen and living space, separate bedroom with bay window and separate bathroom. A lovely flat in a great area.

EPC Rating: C
Council Tax Band: A

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		85
(69-80) C	72	
(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	

PROPERTY SPECIALIST

Mr Rhys Carter
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Senior valuer

