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CARDIFF VALE CAERPHILLY BRISTOL





Comments by Mr Rhys Carter



**Property Specialist**

Mr Rhys Carter

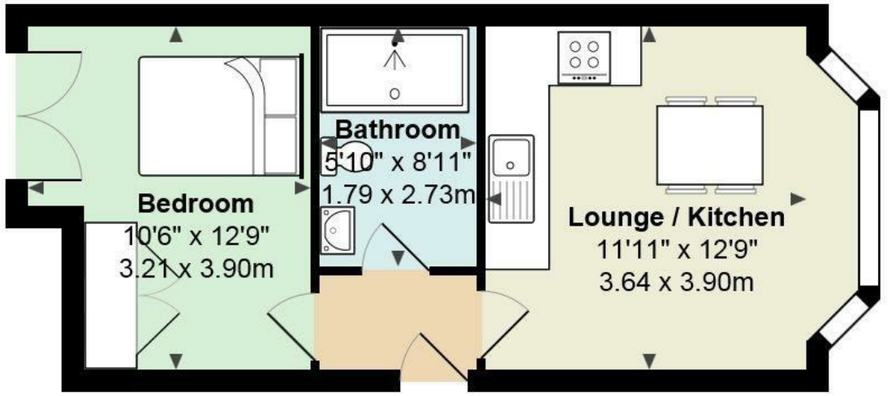
Senior valuer

rhys.carter@jeffreyross.co.uk

Comments by the Homeowner



# Ninian Road, Penylan




Total Area: 372 ft² ... 34.6 m²

All measurements are approximate and for display purposes only





# Ninian Road

*Roath, Cardiff, CF23 5EH*

PCM

## £895 PCM

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



Contact our
*Penylan Branch*
02920 499680

A stunning 1 bedroom apartment situated opposite Roath Park. Accommodation comprises of large open plan living area with fully fitted white gloss kitchen, beautiful fully tiled shower room with heated towel rail and double bedroom. The property is available Furnished and is walking distance to local shops, bars and cafés on Wellfield Road.

EPC RATING of C.
COUNCIL TAX BAND of C.

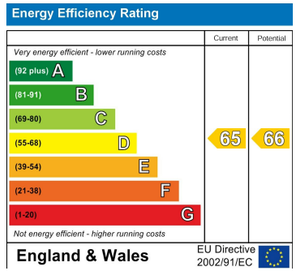
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.










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
65
66
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC