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CARDIFF VALE CAERPHILLY BRISTOL

# Vinian Road

ROATH PARK

Comments by Mr Rhys Carter

**Property Specialist**

Mr Rhys Carter

Senior valuer

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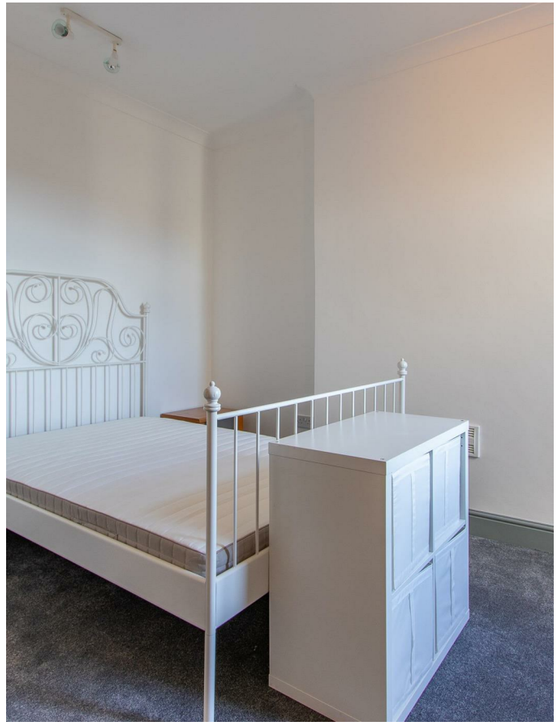
Comments by the Homeowner

# Ninian Road, Roath Park

Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only



# Ninian Road

*Roath Park, Cardiff, CF23 5EG*

PCM

## £925 PCM

1 Bedroom(s) 1 Bathroom(s) 605.00 sq ft

Contact our

*Penylan Branch*

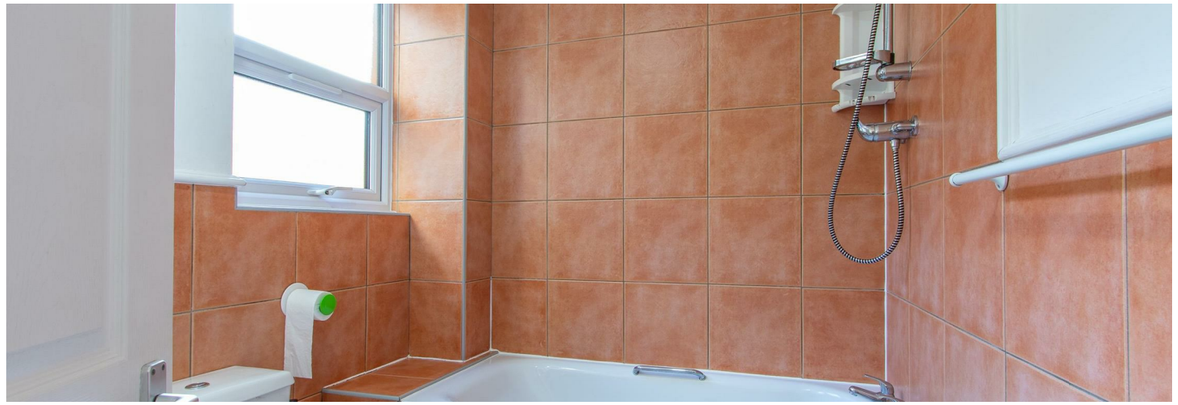
02920 499680

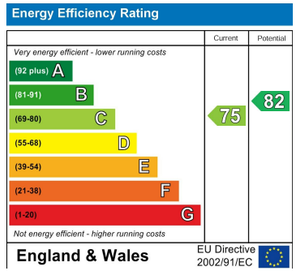
Located at the top end of Ninian road, this spacious one bedroom apartment with beautiful, elevated views of Roath Park Rec. Ideal for a single person or a couple. Fully furnished accommodation offers spacious lounge, with a separate newly fitted kitchen. Spacious bathroom with overhead shower and a large double bedroom, to the rear of the property. A great opportunity and one we're delighted to offer.

FURNISHED. STREET PARKING. FLOOR PLAN AVAILABLE.

COUNCIL TAX BAND of D
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.




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
75
82
England & Wales
EU Directive 2002/91/EC