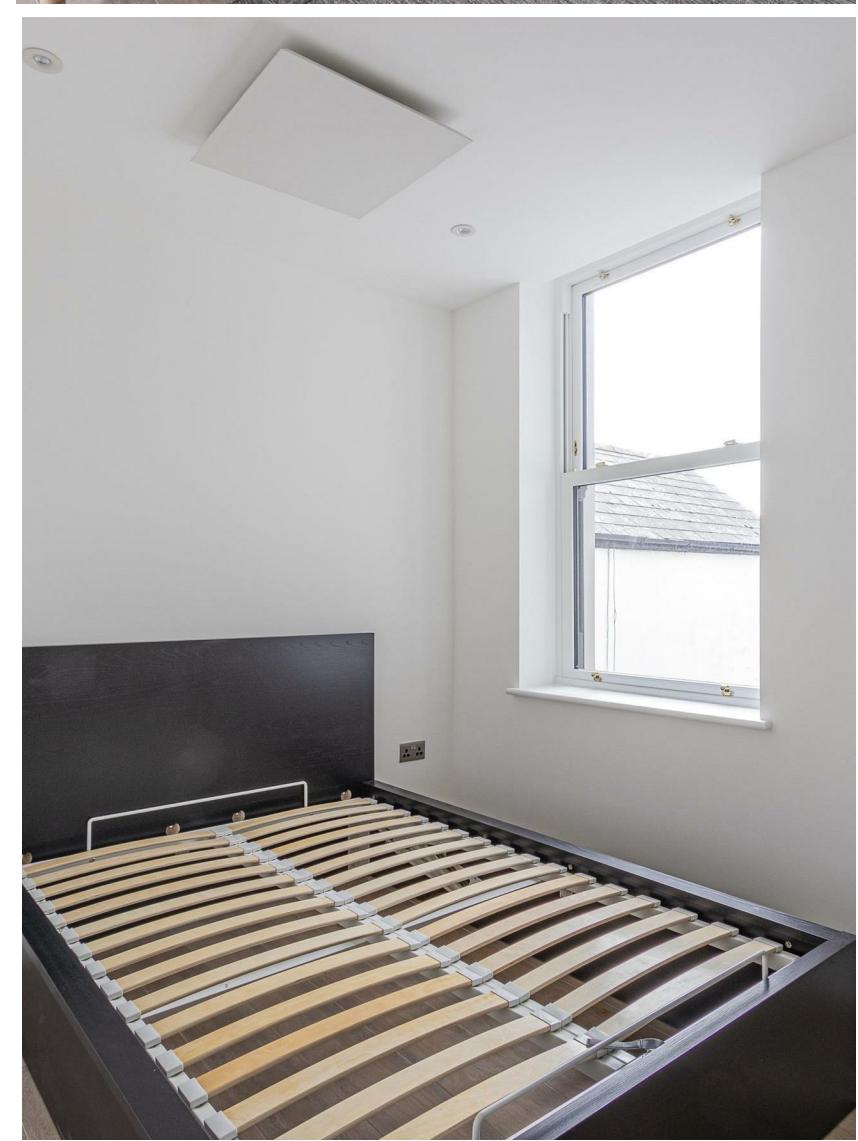


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

NINIAN ROAD
ROATH







NINIAN ROAD

ROATH, CF23 5EE - £900 PCM



1 Bedroom(s)



1 Bathroom(s)



sq ft

JeffreyRoss are pleased to exclusively offer this impressive first-floor, first-bedroom apartment located on the popular Ninian Road. The property has been finished to a very high standard benefiting from electric heating, 24/7 mechanical ventilation with high-efficiency heat recovery provides a constant circulation of filtered air and removal of excess moisture, porcelain tiling throughout, fully fitted kitchen including all built-in appliances oven, induction hob, 60/40 fridge/freezer, washing machine and dishwasher, walk-in shower, non-slip tiles, Fully insulated, new quality double glazing. Offered fully furnished. Property benefits from communal Virgin Media wifi - completely free!

FLOORPLAN AVAILABLE. STREET PARKING.

EPC RATING of C

COUNCIL TAX BAND of C

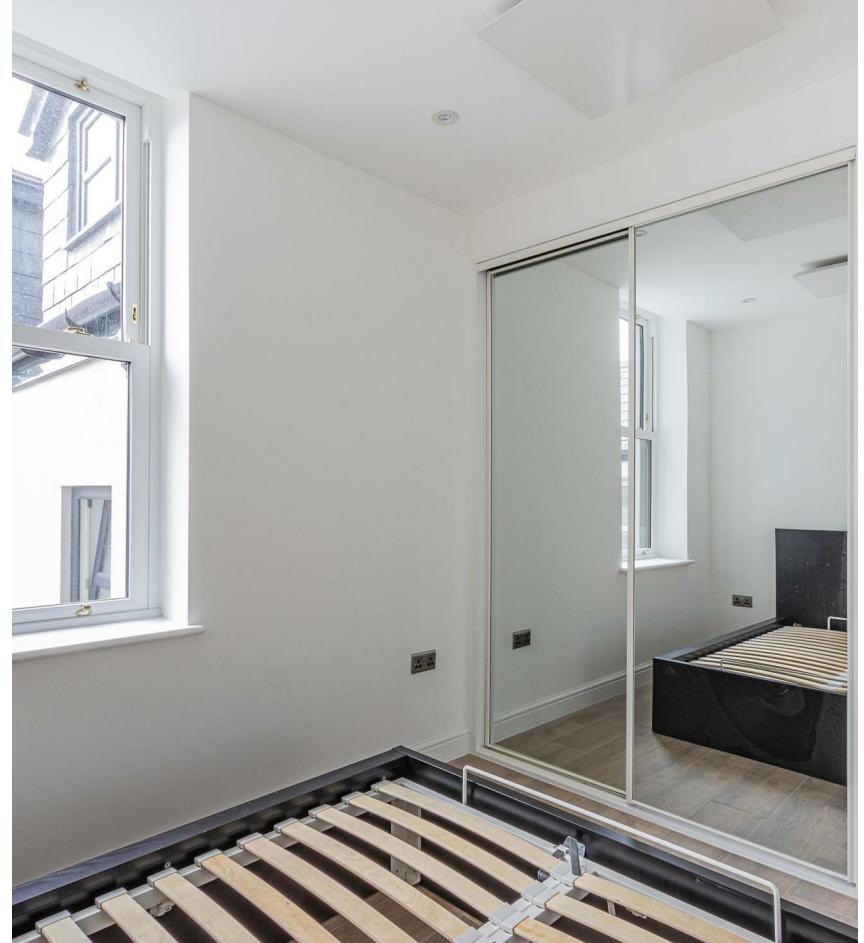
A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading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



PROPERTY SPECIALIST

Ms Jodie Price

jodie.price@jeffreyross.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ninian Road, Roath Park