CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

CONNAUGHT ROAD
ROATH
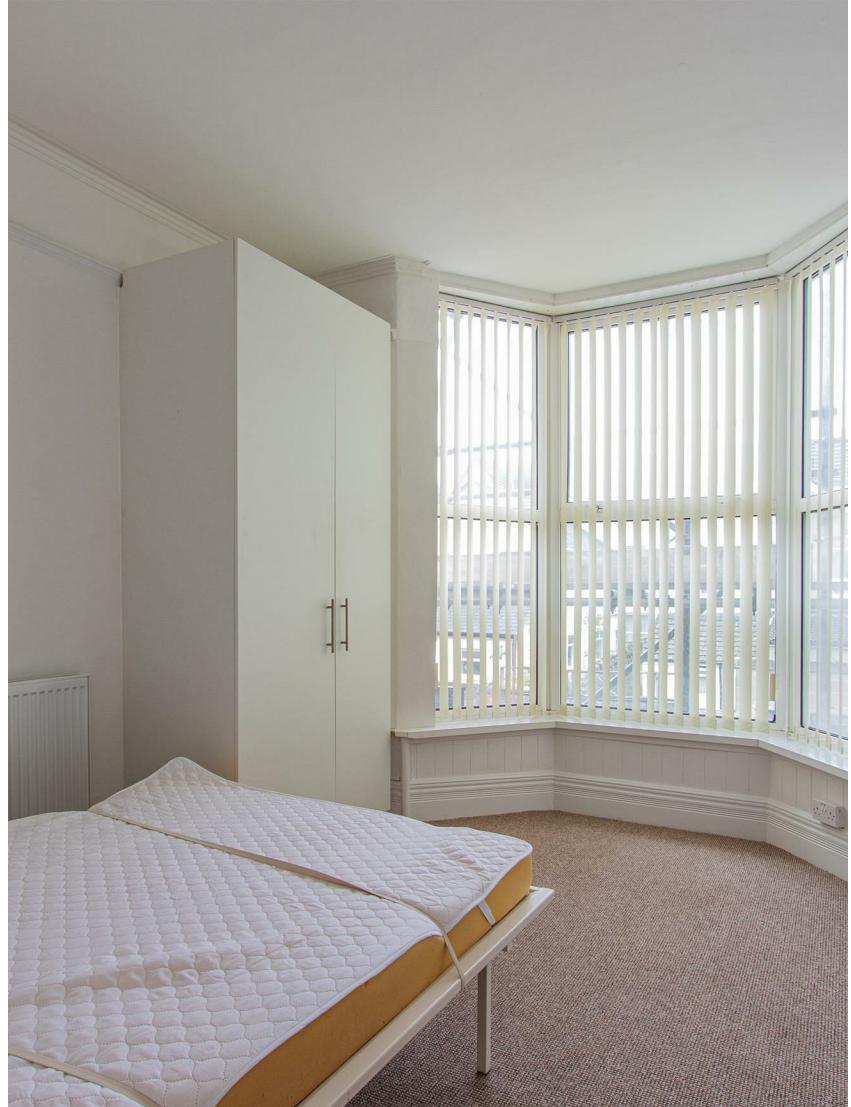
CONNAUGHT ROAD

ROATH, CF24 3PU - £725 PCM

0 Bedroom(s)   1 Bathroom(s)   336.00 sq ft

We are pleased to offer this STUDIO 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. Positioned on the first-floor, the property offers good-sized living and sleeping space with bay window and 'pull-down' double bed which maximises the living space. A stylish kitchen is separate to the lounge and offers chest fridge-freezer and excellent worktop space. A shower suite is offered which is equally as smart as the rest of the property and the flat is completed by a small storage cupboard which also houses the washing machine. A lovely flat in a great area.

Video Tour Available (June 2020):
https://www.youtube.com/watch?v=RBwnRmNRshA

COUNCIL TAX BAND of 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.

PROPERTY SPECIALIST
Mr Ryan Evans
ryan@jeffreyross.co.uk
Administrator

Connaught Road, Roath

Bedroom / Lounge
3.94 x 3.39m
12'11" x 11'1"

Kitchen
2.60 x 2.21m
8'6" x 7'3"

Bathroom
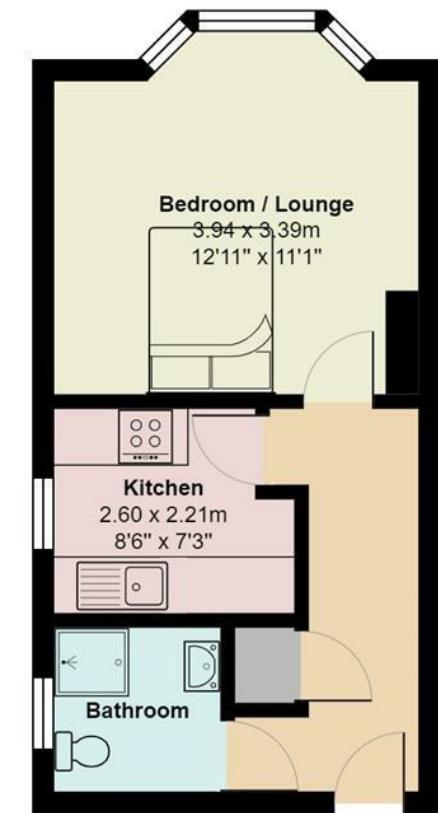
Total Area: 31.2 m² ... 336 ft²

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		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Connaught Road, Roath