

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






NINIAN ROAD
ROATH





NINIAN ROAD

ROATH, CF23 5EG - £1,250 PCM

 2 Bedroom(s)  2 Bathroom(s)  797.00 sq ft

Jeffrey Ross are delighted to market this well presented two bedroom apartment on the ever popular Ninian Road in Roath. This first floor apartment is ideally located across the road from Roath Park and within minutes walk of the local amenities of both Albany and Wellfield Road. The property briefly comprises of entrance hallway, spacious open plan living room / kitchen with built in appliances, large master bedroom with ensuite, second double bedroom, family bathroom with bath and shower overhead.

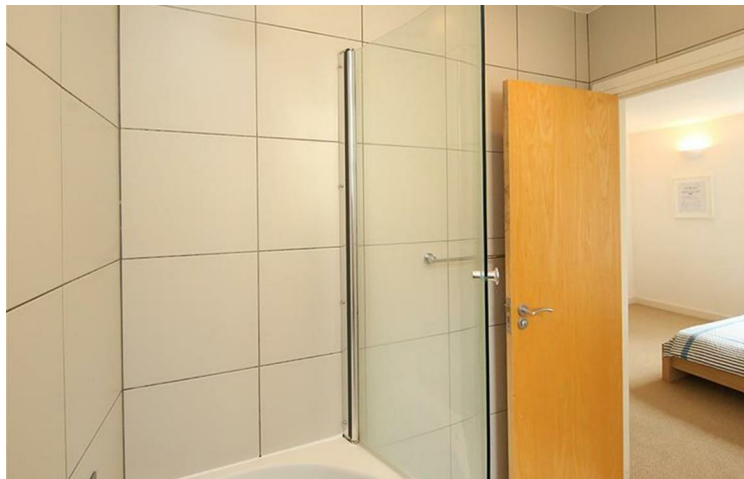
EPC Rating: C
Council Tax Band: E

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 dwelling or failed to take reasonable steps to enter into the occupation contract.

PROPERTY SPECIALIST

Mr Rhys Carter
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Lettings





Park View House, 28-29 Ninian Road, Roath, Cardiff CF23 5EG
Total Area: 797 ft² ... 74.1 m²
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		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	