

PENARTH'S HOME FOR  
STYLISH LETTINGS



LETTINGS



COTTRELL ROAD  
ROATH

# COTTRELL ROAD

ROATH, CF24 3EX - £170,000 PCM

 2 bedroom(s)  1 bathroom(s)  621.00 sq ft

This quaint detached two double bedroom couch house is offered for sale chain free. The property comprises of entrance hall, two double bedrooms, and shower room to the ground floor and to the first floor there is an open plan kitchen/lounge with French doors onto Juliet balcony. fully refurbished throughout and being sold Chain Free

Situated just off Cottrell road / Claude road in the heart of Roath with close proximity to local shops and parks.

See below JR VR Tour  
[https://yourguide.com/132\\_cottrell\\_rd\\_roath\\_crf\\_gb](https://yourguide.com/132_cottrell_rd_roath_crf_gb)



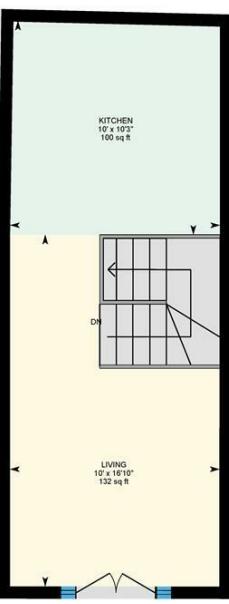
**Cottrell Rd, Roath, CRF**

Main Building: Total Interior Area 621.29 sq ft

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



Ground Floor



1st Floor

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



## PROPERTY SPECIALIST

Mrs Amanda Trinder  
[amanda@jeffreyross.co.uk](mailto:amanda@jeffreyross.co.uk)

Senior valuer

