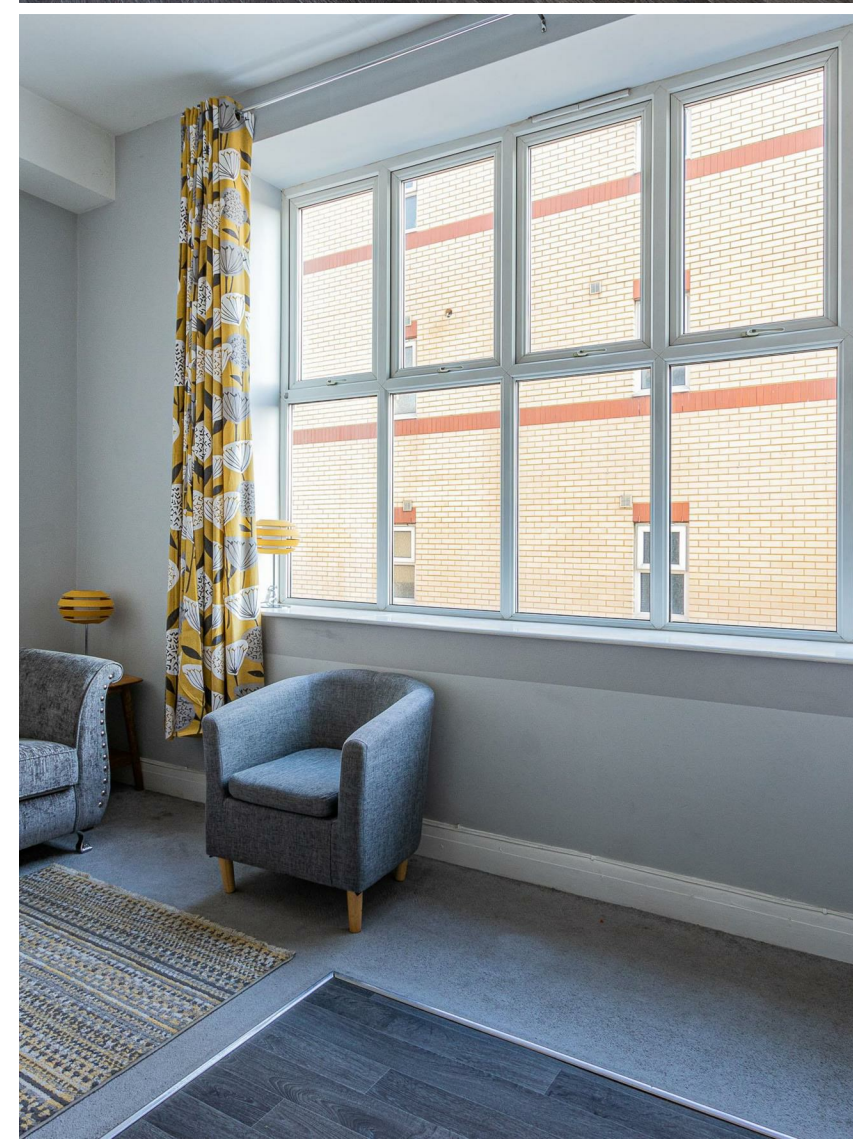


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






130 NEWPORT ROAD
ROATH





130 NEWPORT ROAD

ROATH, CF24 1DH - £1,100 PCM

 2 Bedroom(s)  2 Bathroom(s)  505.00 sq ft

JeffreyRoss are proud to bring to the market this impressive ground-floor, 2 double bedroom, 2 bathroom apartment in the distinctive Briartree Manor on Newport Road. The apartment briefly comprises entrance hallway, main bathroom, open plan living, dining and kitchen, 2 double bedrooms with the master benefiting from an ensuite and additional storage. Having been converted from a Victorian house this apartment further benefits high ceilings and large windows which bring in plenty of natural light. To the rear benefits an allocated parking space which is accessed via electric gates. Communal gardens to the front and side elevations. Conveniently located for a short walk to the City Centre and Queen Street Station. A brilliant rental opportunity.

EPC RATING of D
COUNCIL TAX BAND 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.

**PROPERTY
SPECIALIST**
Mr Ryan Evans
ryan@jeffreygross.co.uk
Administrator

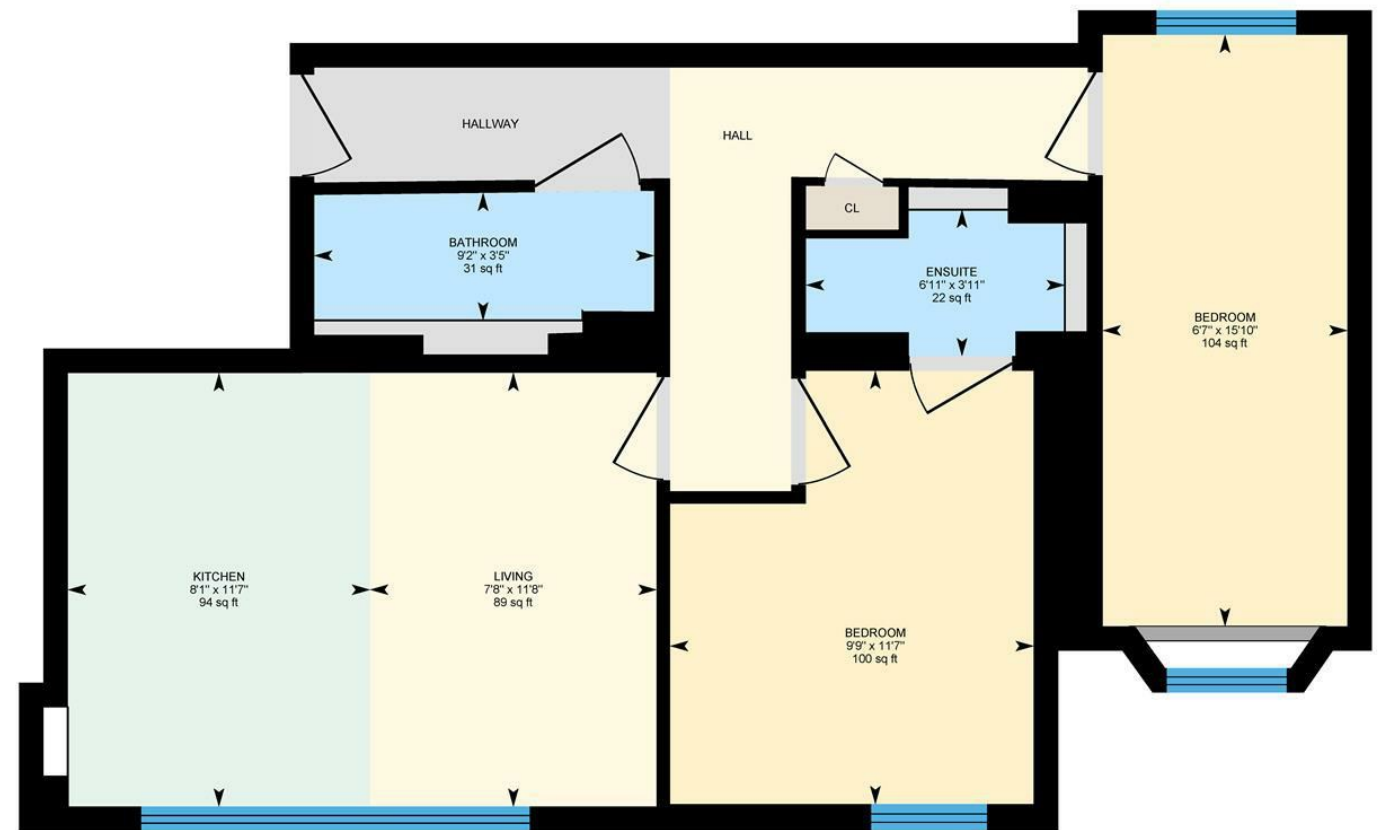




 Briartree Manor, Roath

Briartree Manor-4 Newport Rd, Roath, CRF

Ground Floor Interior Area 591.24 sq ft



0 3 6 ft



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 