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CARDIFF

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Newport Road

ROATH



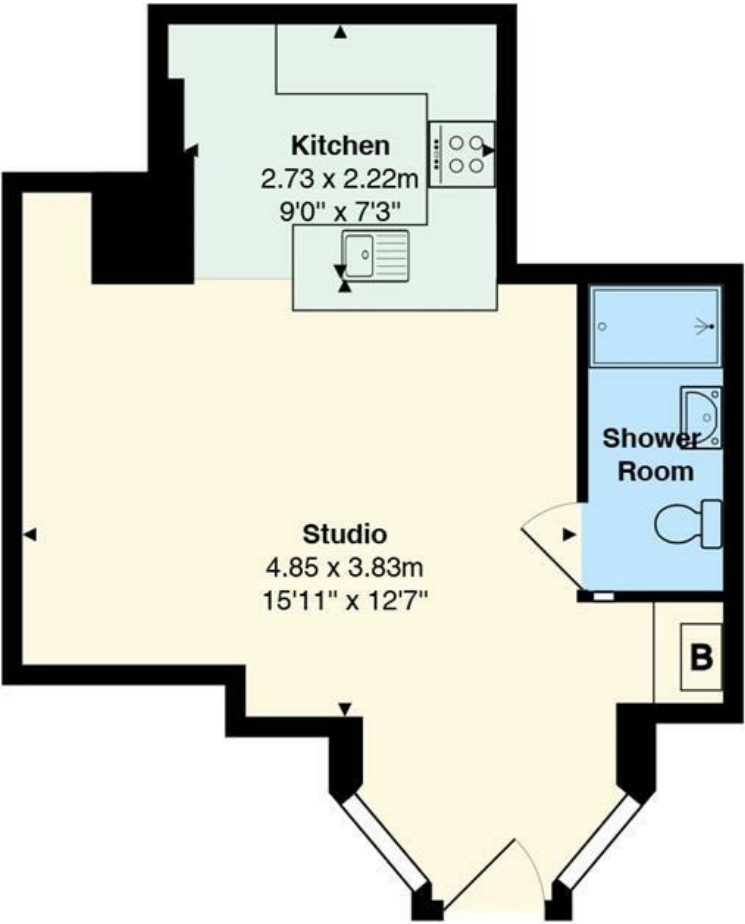


Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

[rhys.carter@jeffreygross.co.uk](mailto:rhys.carter@jeffreygross.co.uk)



**Newport Road Studio Flat**

Total Area: 31.8 m<sup>2</sup> ... 343 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*A large and well-located STUDIO flat just a 15 minute walk from the City Centre!*

Comments by the Homeowner





# Newport Road

*Roath, Cardiff, CF24 1DL*

PCM

**£850 PCM**



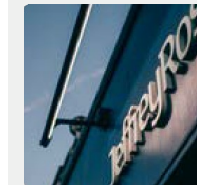
0 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
***Penylan Branch***

02920 499680

A generously proportioned BASEMENT studio flat within walking distance of both Roath and the City Centre. This newly refurbished property comprises of an open plan lounge/bedroom/kitchen includes a fridge and freezer, a washing machine and also includes a separate shower room. Property is available unfurnished. Water rates included in the rent.

COUNCIL TAX -TBC  
EPC RATING 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



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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 72                         | 76        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

