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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Alma Road*

PENYLAN



Comments by Mr Gwyn Davies



**Property Specialist**  
**Mr Gwyn Davies**  
 Lettings Manager

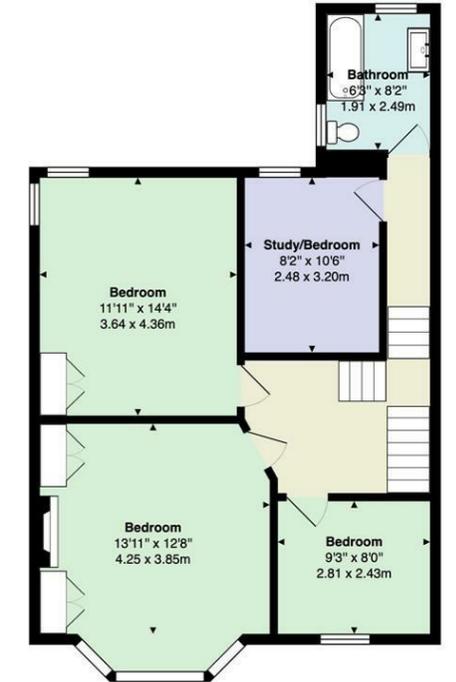
[gwyn@jeffreycross.co.uk](mailto:gwyn@jeffreycross.co.uk)



Basement



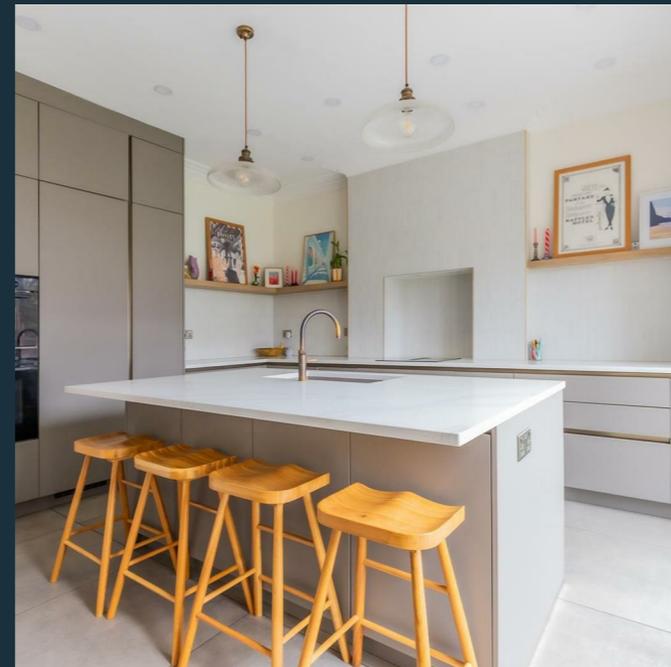
Ground Floor



First Floor

28 Alma Road  
 Total Area: 2145 ft<sup>2</sup> ... 199.3 m<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner



# Alma Road

Penylan, Cardiff, CF23 5BD

PCM

£2,500 PCM



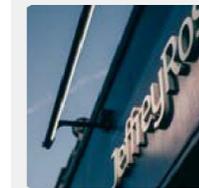
4 Bedroom(s)



2 Bathroom(s)



2145.00 sq ft



Contact our  
**Penylan Branch**

02920 499680



Jeffrey Ross are delighted to market this beautifully presented four bedroom family home on the ever popular Alma Road in Penylan. Conveniently positioned at the end of the terrace over looking the river leading you to Roath Park, and ideally located within walking distance to the amenities of both Wellfield and Albany Road. This home briefly comprises of entrance hallway with stained glass and original tiled flooring, large living room with bay fronted windows, WC, open plan diner and modern kitchen with integrated appliances and island, also benefiting from a Juliette balcony with sliding doors over looking the rear garden. The original basement of the property has also been converted to an impeccable standard offering a second large family room with bi-folding doors leading out to the garden, utility room, large bathroom with walk in shower and additional storage. The first floor of the property further comprises of two spacious double bedrooms one of which featuring a large bay fronted window whilst the other benefits from a corner window over looking the river and park to the side, two further bedrooms (one currently being used as a study) and a large family bathroom with bath and shower overhead. The property benefits from Gas Central Heating and is offered unfurnished.

EPC Rating: C  
Council Tax Band: G

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.



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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	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

