

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CONNAUGHT ROAD
ROATH





CONNAUGHT ROAD

ROATH, CF24 3PX - £750 PCM

 1 Bedroom(s)  1 Bathroom(s)  345.00 sq ft

An exceptionally presented and fair-sized, ground-floor one bedroom flat on the ever popular Connaught Road in Roath. This pretty, tree-lined street is very well located for Albany and Wellfield Road and their popular shops, bars and eateries and is just a 20 minute stroll to both the City Centre and Cardiff University. Accessed via its own private entrance, the property is entered into a bright lounge with adjoining kitchen with gas hob, separate fridge and freezer. A large double bedroom is provided, including good storage units which then leads into a nicely tiled bathroom with bathtub and shower over. The property is available furnished.

COUNCIL TAX BAND of B
EPC RATING of C

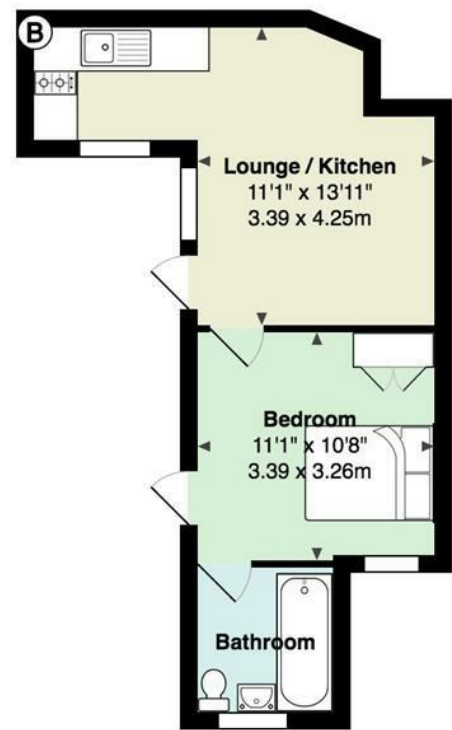
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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
Ms Jodie Price
jodie.price@jeffreypg.co.uk



Connaught Road, Roath



Total Area: 345 ft² ... 32.0 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	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	