

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Bedford Street*

ROATH



Comments by Mr Tony Wong

**Property Specialist**  
**Mr Tony Wong**  
Property Management Co-ordinator

t.wong@thepropertyoutlet.co.uk



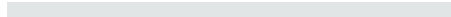
Spacious 5 bedroom house with a great living space!

Comments by the Homeowner

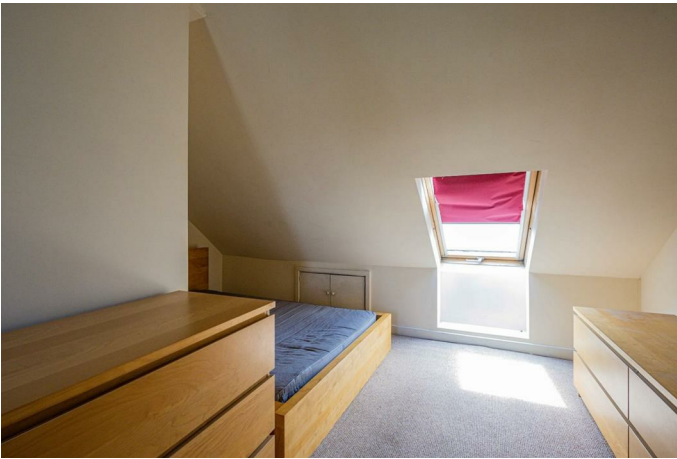


Bedford Street, Roath, Cardiff CF24 3DB  
Total Area: 1295 ft² ... 120.3 m²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>81</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>60</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<br>2002/91/EC |           |



# Bedford Street

Roath, Cardiff, CF24 3DB

PCM

£2,860 PCM



5 Bedroom(s)



2 Bathroom(s)



1295.00 sq ft



Contact our  
*Students Branch*

02920 499680

A steal at £132 per person, per week! Located on Bedford Street (right in between Richmond Road and City Road) is this well-presented five bedroom house with two bathrooms! All five bedrooms are a good size and the owner has supplied some good quality furniture. Ideal for a group of 5 looking so something central without paying over the odds!

EPC RATING of D.

A holding fee of £50 per person 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.



CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)