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*Moy Road*

ROATH

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Jon Hooper-Nash



**Property Specialist**  
**Jon Hooper-Nash**  
 Director

jon@jeffreycross.co.uk



*Brilliant 6 bedroom house in Roath!*

Comments by the Homeowner



TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	80
(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 2002/91/EC		






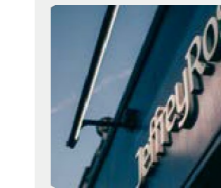
# Moy Road

Roath, Cardiff, CF24 4SG

PCM

£3,822 PCM

 6 Bedroom(s)
  2 Bathroom(s)
  1324.00 sq ft



Contact our  
**Students Branch**

02920 499680

JeffreyRoss are delighted to partner with Student Cribz on this fabulous 6-bed on Moy Road! Each of the 6 bedrooms comes fully furnished with a double bed and small flat screen television, as well as a desk and chair and plenty of storage space for all your belongings. The open plan living and kitchen areas are perfect for communal student living, being able to cook and relax as a house all together. The lounge area comes fully furnished with comfy sofas and a flat screen television and the kitchen comes fully equipped with modern appliances, including a washing machine and dishwasher.

Moy Road is located in the popular area of Cathays, just a 15 minute walk away from Cathays train station, meaning you can guarantee you'll be living close to your friends who will definitely head for the same area.

Cardiff City centre is just a 25 minute walk away or a 10 minute bus, meaning you're close enough to be a part of the busy, exciting city life but also far enough away to have some peace and quiet while trying to study!

From Moy Road, getting to campus will take no time at all. For University of Cardiff Students, it's just an 18 minute walk or 10 minute bus, a 15 minute bus to the University of South Wales' Cardiff campus and a 20 minute bus ride to Cardiff Metropolitan University's campus, so getting to lectures will take no time at all!

EPC RATING of D

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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