

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ARABELLA STREET
ROATH

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ROATH, CF24 4TA - £2,132 PCM

4 bedroom(s) 1 bathroom(s) 922.00 sq ft

Arabella Street is a superbly convenient street in the heart of Roath, one of Cardiff's most popular central boroughs. This house is located at the bottom end, near to Albany and City Road and therefore extremely well located for all the eateries, drinkeries and amenities located on these roads. Furthermore, the property is just a 10 minute walk from Cardiff Uni and a short bus ride (with a bus stop on Albany Road) to Cardiff Metropolitan Uni. Internally this house is nicely presented and offers downstairs bathroom suite with grey tile and white fixtures, large lounge with two sofas and a smartly fitted kitchen. Four double bedrooms are on offer, each nicely furnished with good quality beds and furnishings. Outside is a large courtyard garden with large shed which works well for bike storage. A great student / sharers home and a snip at £116 per person, per week.

EPC RATING of D
COUNCIL TAX BAND of E (not applicable to students.)

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Ms Isabella Owen

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Administrator

Arabella Street, Roath.



Total Area: 922 ft² ... 85.7 m²

All measurements are approximate and for display purposes only