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CARDIFF

VALE

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BRISTOL



*Newport Road*

ROATH



Comments by Mr Rhys Carter



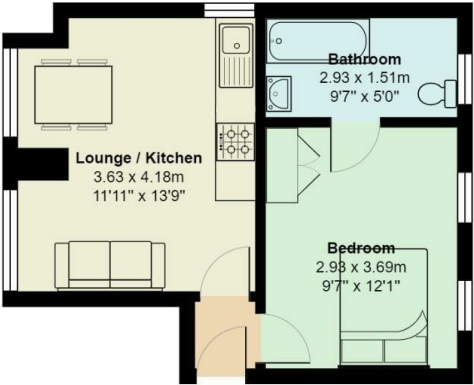
**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

rhys.carter@jeffreygross.co.uk



Comments by the Homeowner

## Newport Road, Roath



Total Area: 32.4 m² ... 349 ft²  
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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</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 2002/91/EC	



# Newport Road

Roath, Cardiff, CF24 1AH

PCM

£850 PCM



1 Bedroom(s)



1 Bathroom(s)



349.00 sq ft



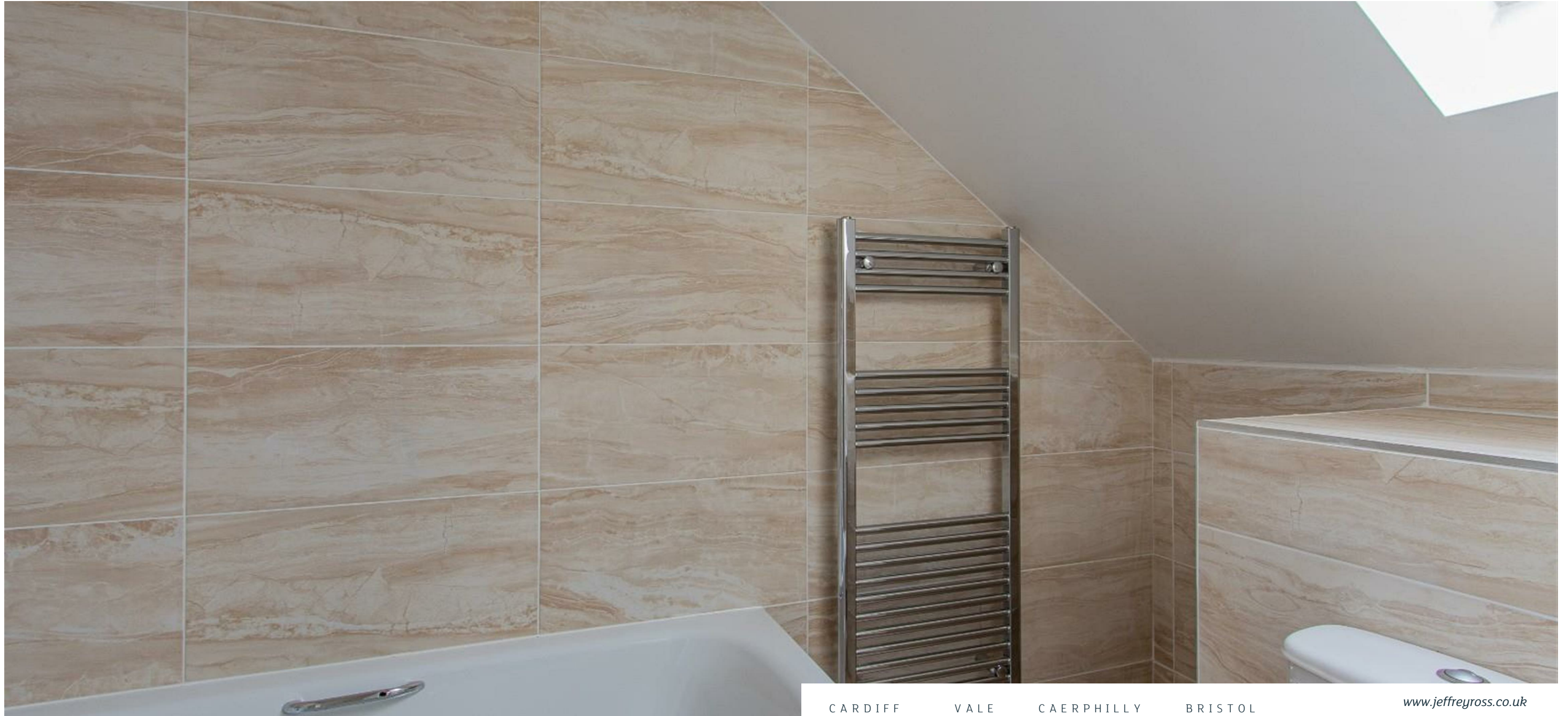
Contact our  
*Students Branch*

02920 499680

BRAND NEWLY REFURBISHED IN 2020! Newport Road - what a location! Within a 15 minute walk of our fine Welsh Capital City Centre is this neat and generously sized one bedroom apartment that is very-nicely presented throughout. Offering open-plan lounge/kitchen with large, modern kitchen complete with hob, generous worktop space and good quality appliances, excellent living space, large double bedroom and modern ensuite bathroom suite with bathtub and shower over. Perfect for a couple, the property is a great option and great value for money!

GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF TENANCY AGREEMENT.

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.



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