

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

LOCHABER STREET  
ROATH PARK





# LOCHABER STREET

ROATH PARK, CF24 3LS - £2,225 PCM  
PCM

5 bedroom(s) 1 bathroom(s) sq ft

A superbly renovated five bedroom house on Lochaber Street in the Roath Park area of Cardiff. Located just off Ninian Road and two minutes from both Albany and Wellfield Road this property is conveniently located and beautiful inside. The owner has recently completed the renovation works to offer stylish fitted kitchen with integrated appliances (dishwasher included) immaculate garden and five genuinely good-sized double bedrooms with new beds and other pieces of furniture. See photos for full details. An excellent opportunity.

EPC RATING of E.

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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	

PROPERTY SPECIALIST

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Lettings