

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

GLENROY STREET  
ROATH





# GLENROY STREET

ROATH, CF24 3LA - £2,200 PCM PCM

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

Very nicely presented throughout is this spacious four bedroom house on Glenroy Street, Roath - just off City Road and therefore just a 15 minute walk from Cardiff University, USW and close to bus routes for Cardiff Met - perfect location, really! Inside, the property offers nice lounge area leading into a modern-fitted kitchen with gas hob, excellent storage and access to the rear garden. To the rear of the house is a downstairs, modern bathroom with bathtub and shower over. Three of the four bedrooms are extremely spacious double bedrooms, the fourth (first-floor, rear bedroom) is better used as a single bedroom. Smartly furnished, we're delighted with this one and think it's a great house.

EPC Rating D

A holding fee of £50.00 per tenant 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 property or failed to take reasonable steps to enter into the 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		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
England & Wales	EU Directive 2002/91/EC	

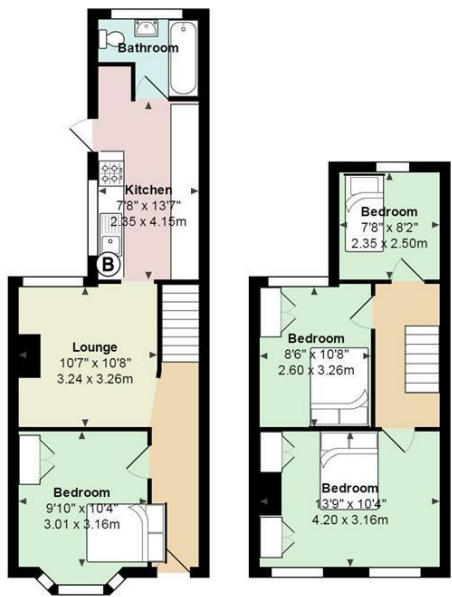
PROPERTY SPECIALIST

Mr Rhys Carter  
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Lettings

## Glenroy Street, Roath



Total Area: 817 ft² ... 75.9 m²  
All measurements are approximate and for display purposes only