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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Connaught Road*  
**Jeffrey Ross**  
ROATH



Comments by Mr Nicky Pearcey

**Property Specialist**  
Mr Nicky Pearcey  
Lettings Negotiator

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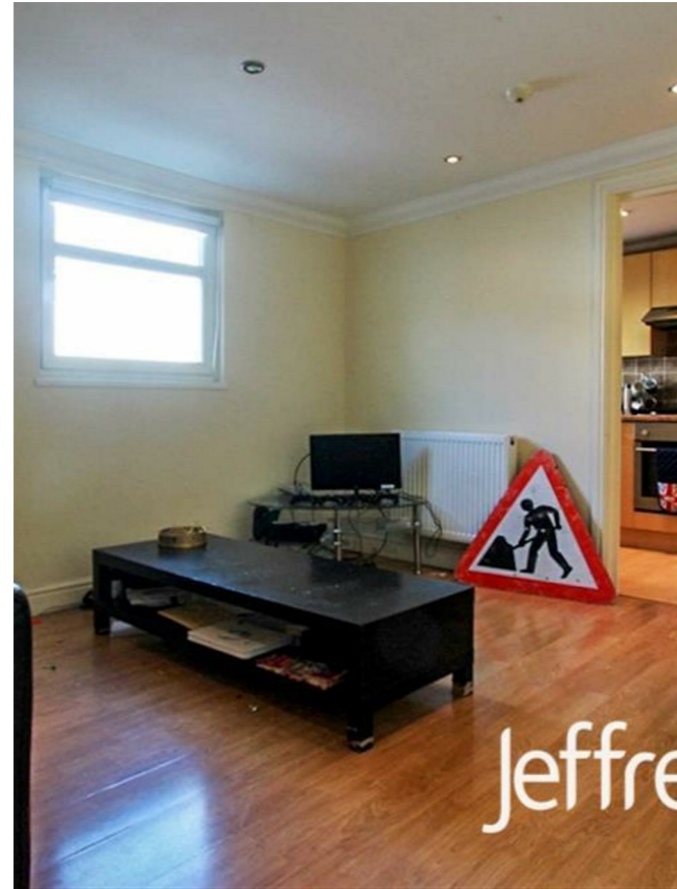
Comments by the Homeowner



Total Area: 699 ft<sup>2</sup> ... 65.0 m<sup>2</sup>  
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>		72	73
(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		



# Connaught Road

Roath, Cardiff, CF24 3PX

PCM

£1,575 PCM

3 Bedroom(s) 1 Bathroom(s) sq ft



Contact our  
**Students Branch**  
02920 499680

Connaught Road is a really popular and extremely well located street right in the heart of Roath – close to both Cardiff Uni and Cardiff Met Cyncoed Campus and just a 2 minute walk from Albany Road. The property is a second-floor, three bedroom apartment which briefly comprises open plan lounge and modern fitted kitchen. Three double bedrooms and a modern fitted bathroom. Gas Central heating and UPVC double glazing. Broadband included. The property is furnished and ideal for students or professional sharers.

Available 01/07/2025  
EPC Rating D

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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