

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ARABELLA STREET  
ROATH

# ARABELLA STREET

ROATH, CF24 4SX - £2,236 PCM

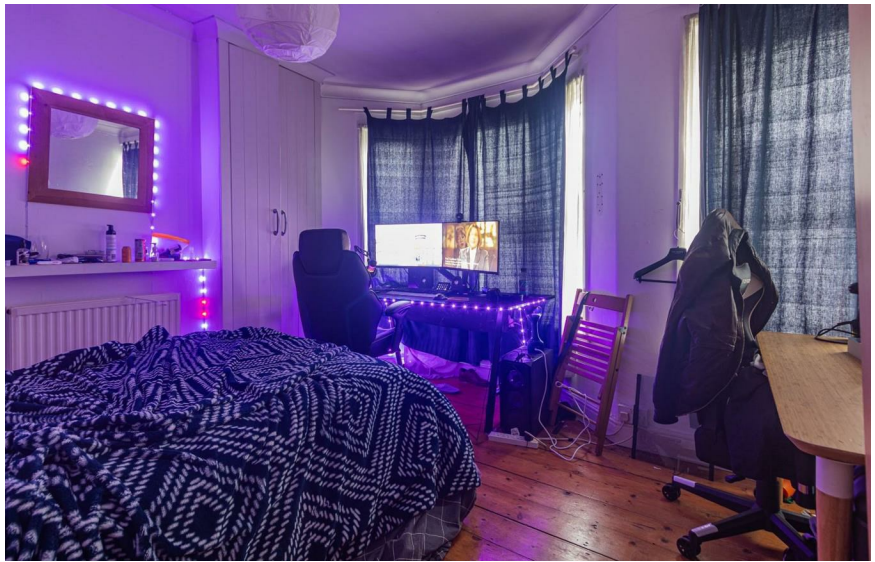
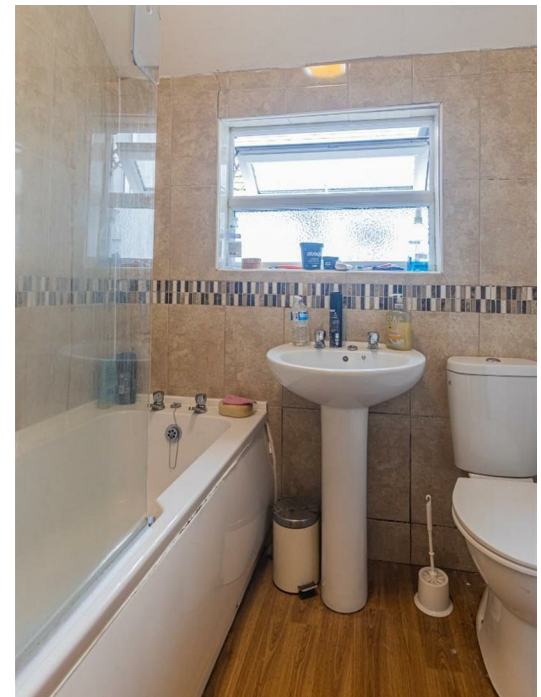
4 bedroom(s) 1 bathroom(s) 982.00 sq ft

Within walking distance of Albany Road, Roath Park, the City Centre and within close proximity to all of Cardiff's Universities is this very well presented 4-bedroom house that have been tastefully presented and furnished. All 4-bedrooms are a good-sized double bedroom and the living space, downstairs, is a great space with front sitting room and kitchen/diner/. The property further benefits from upstairs bathroom with batub and shower over, downstairs WC and access to a large, paved rear garden. A brilliant house share opportunity!

FURNISHED. GAS CENTRAL HEATING. STREET PARKING. FLOOR PLAN AVAILABLE.

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

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Arabella Street, Roath



Total Area: 91.2 m<sup>2</sup> ... 982 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
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Lettings Negotiator