



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

*Richmond Road*

ROATH



Comments by Mr Rhys Carter



**Property Specialist**

**Mr Rhys Carter**

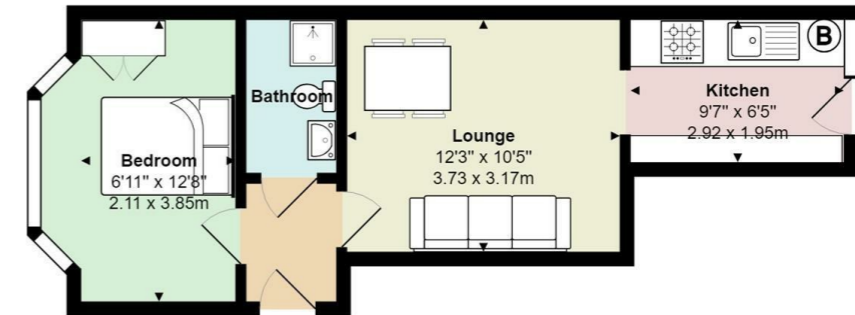
Senior valuer

[rhys.carter@jeffreygross.co.uk](mailto:rhys.carter@jeffreygross.co.uk)



Comments by the Homeowner

## Richmond Road, Roath



Total Area: 355 ft<sup>2</sup> ... 32.9 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>		81	82
(69-80) <b>C</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		



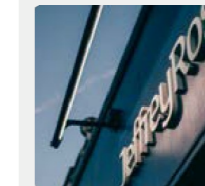
# Richmond Road

*Roath, Cardiff, CF24 3BW*

PCM

**£840 PCM**

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



Contact our  
***Students Branch***

02920 499680

Brilliant one bedroom GROUND-FLOOR apartment on Richmond Road - at the top end so very nicely located for Crwys, City and Albany Road and within walking distance of Cardiff University and the City Centre. This spacious property offers open-plan lounge/kitchen with dining table, leather sofa and drop down kitchen with gas hob, good worktop space and access to a shared rear garden. To the front of the property is a bright, bay-fronted window with double bed and fitted wardrobe. A shower room completes the property making it a great option for a single person or a couple.

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of B

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.



CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)