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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Newport Road*

ROATH



Comments by Mr Rhys Carter



**Property Specialist**

**Mr Rhys Carter**

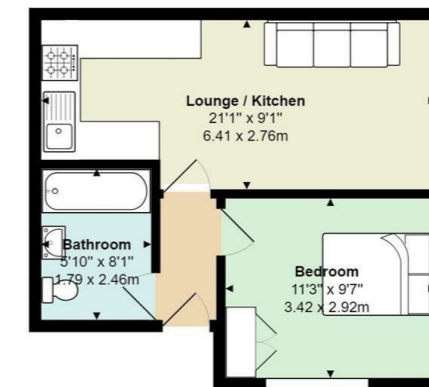
Senior valuer

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



Comments by the Homeowner

## Newport Road, Roath



Total Area: 372 ft<sup>2</sup> ... 34.5 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>		75	78
(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		



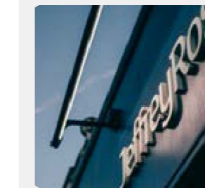
# Newport Road

Roath, Cardiff, CF24 1AH

PCM

£830 PCM

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



Contact our  
**Students Branch**

02920 499680

TAKE A LOOK AT THE VIDEO VIEWING! Within a 15 minute walk of our fine Welsh Capital City Centre is this neat and generously sized one bedroom apartment that is very-nicely presented throughout. Offering open-plan lounge/kitchen with large, modern kitchen complete with gas hob, generous worktop space and good quality appliances, excellent living space (space for two sofas,) large double bedroom and modern bathroom suite with bathtub and shower over. Perfect for a couple, the property is a great option and great value for money!

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of C

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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