

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



MACKINTOSH PLACE  
ROATH

# MACKINTOSH PLACE

ROATH, CF24 4RQ - £2,665 PCM PCM

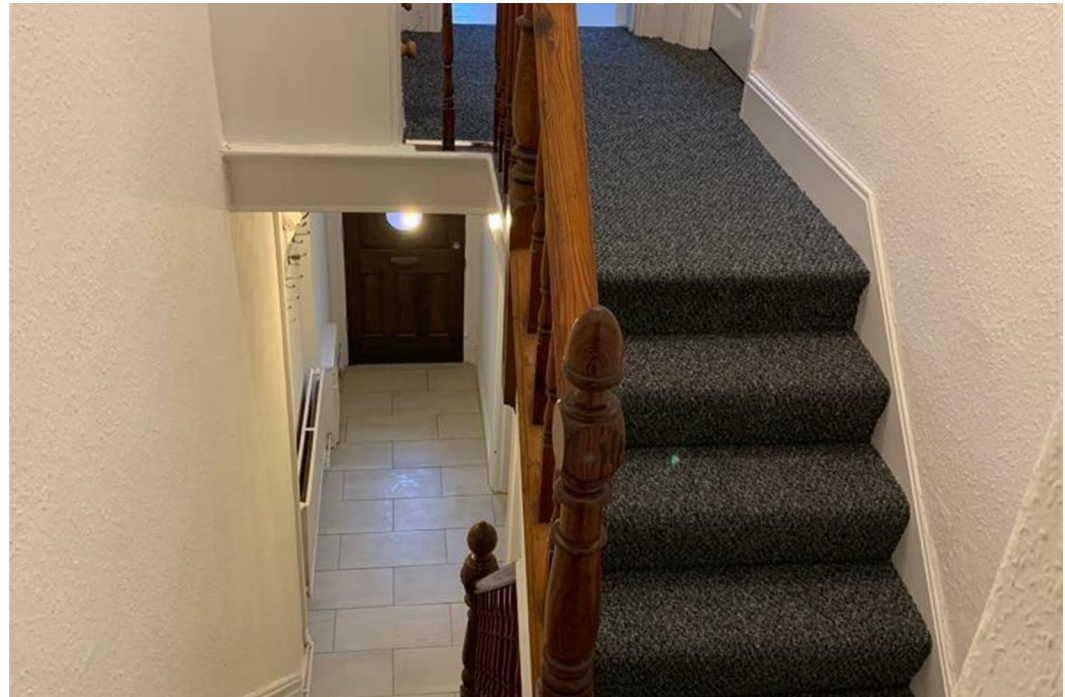
5 bedroom(s) 2 bathroom(s) 1199.00 sq ft

Return of the Mack! We're delighted to be offering this lovely, 5-bedroom house on Mackintosh Place, Roath - just opposite the George drinking establishment and within walking distance of Albany Road, Roath Park, the SU, main campus and on good transport links to all of Cardiff's Universities and colleges. All 5-bedrooms are a good size (the biggest of which being at the front) and the house offers a super cosy lounge/living area with access into the kitchen. The house has been furnished nicely and is completed by modern bathroom suite, downstairs WC, utility room and garden. A brilliant 5-bed at just £123 per person, per week!

BILLS INCLUSIVE PACKAGES AVAILABLE!

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.



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>83</b> |
| (55-68) <b>D</b>                                   | <b>57</b>               |           |
| (39-54) <b>E</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 |           |

Mackintosh Place, Roath



Total Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

PROPERTY SPECIALIST

Mr Rhys Carter  
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Lettings