



**60a Albany Road, Cardiff, CF24 3RR**  
**£2,400 Per Month**



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## Modern Living in the Heart of Roath

We are delighted to offer this newly renovated student maisonette available from 1st July 2025. This four-bedroom property, located in the heart of Roath on Albany Road, provides modern and comfortable accommodation designed specifically for students. The 2022 renovation has given this home a fresh and contemporary feel, ensuring an ideal environment for those looking to live close to Cardiff's universities and enjoy the vibrant community of Roath.

## Open-Plan Living Space

At the heart of the maisonette is the spacious open-plan living room and kitchen. Designed with socialising in mind, this area measures an impressive 3.95m x 5.74m, making it perfect for gathering with friends or housemates. The kitchen comes equipped with modern appliances, offering everything needed for daily student life. The living area is fully furnished to provide a warm, inviting space, ideal for relaxing after a long day at university.

## Spacious Bedrooms

With four double bedrooms split over two floors, the property offers plenty of space for every tenant. Each room is large enough to accommodate a study area, ample storage, and a comfortable sleeping space. The largest bedroom, measuring 4.30m x 5.66m, could easily be used as a master bedroom, offering extra space for those who value larger living quarters.

## Convenience Throughout

In addition to the main living spaces, the property features a separate utility room (1.96m x 2.01m), providing extra storage space and laundry facilities. There is also a modern bathroom plus a separate toilet, ensuring that morning rush hours are smooth and convenient for all residents.

## Prime Location in Roath

Albany Road in Roath is one of the most popular areas for students, known for its proximity to both Cardiff University and Cardiff Metropolitan University. This vibrant part of the city boasts a wide range of shops, cafes, and restaurants, all within walking distance. Plus, the nearby Roath Park offers a peaceful retreat, perfect for taking a break from studies.

## Warm and Energy Efficient

With gas central heating and UPVC double glazed windows, tenants will enjoy a home that is both warm and energy-efficient, helping to reduce energy bills. The property has an EPC rating of D, making it a cost-effective option for students who want to focus on their studies without worrying about high utility costs.

## Perfect for Students

This maisonette offers the perfect combination of comfort, convenience, and style for any student looking to secure their accommodation for the 2025 academic year. The property's layout and features are designed to make student life as easy as possible, while the excellent location ensures quick access to both universities and the best of what Cardiff has to offer.

Book a viewing today to secure this fantastic property for the upcoming academic year.

## Ground Floor Entrance Hall

### First Floor Landing

### Open Plan Living Room / Kitchen

12'11" x 18'9" (3.95m x 5.74m)

### Utility Room

6'5" x 6'7" (1.96m x 2.01m)

### Bathroom

5'5" x 6'7" (1.66m x 2.01m)

### Separate Toilet

### Bedroom Three

12'1" x 12'4" (3.70m x 3.76m)

### Bedroom Four

10'0" x 11'8" (3.06m x 3.57m)

### Second Floor Landing

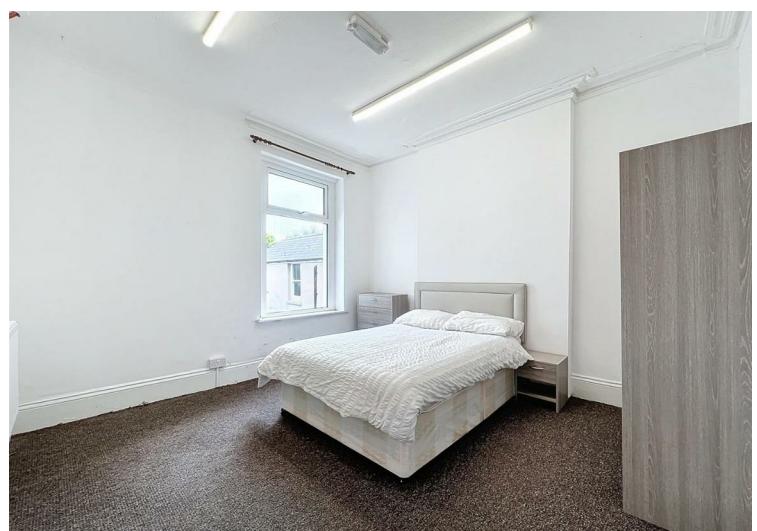
### Bedroom One

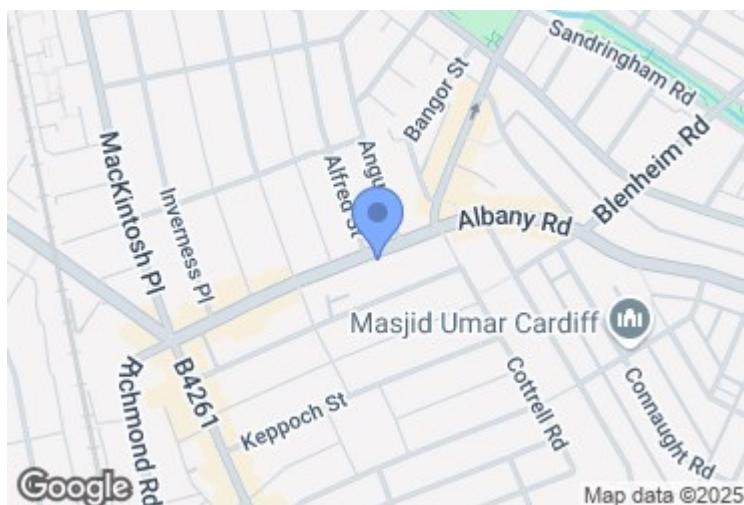
14'1" x 18'6" (4.30m x 5.66m)

## Bedroom Two

12'1" x 12'5" (3.69m x 3.79m)

## Storage Cupboard





First Floor



Second Floor



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	
(B1-B1) B	70
(B9-B0) C	59
(D5-D8) D	
(D9-D4) E	
(F1-F8) F	
(F9-G0) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	
(B1-B1) B	
(B9-B0) C	
(D5-D8) D	
(D9-D4) E	
(F1-F8) F	
(F9-G0) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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