



25 Ninian Road

Roath, Cardiff, CF23 5EF

REF: 16948159

2-BEDROOM GROUND FLOOR APARTMENT - £1,200 PCM - BILLS EXCLUDED - SPACIOUS FLAT WITH PRIVATE REAR GARDEN - LOOKS INTO ROATH PARK - AVAILABLE 15TH JULY 2024

- 2-bedroom apartment
- Ground floor
- £1.200 PCM
- Bills excluded
- Located opposite Roath Park
- Available 15th July 2024
- 12 month contract
- Private rear garden

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.









Floor Plan Area Map



Energy Efficiency Graph

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		1









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.