

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

LAKE ROAD WEST
ROATH PARK



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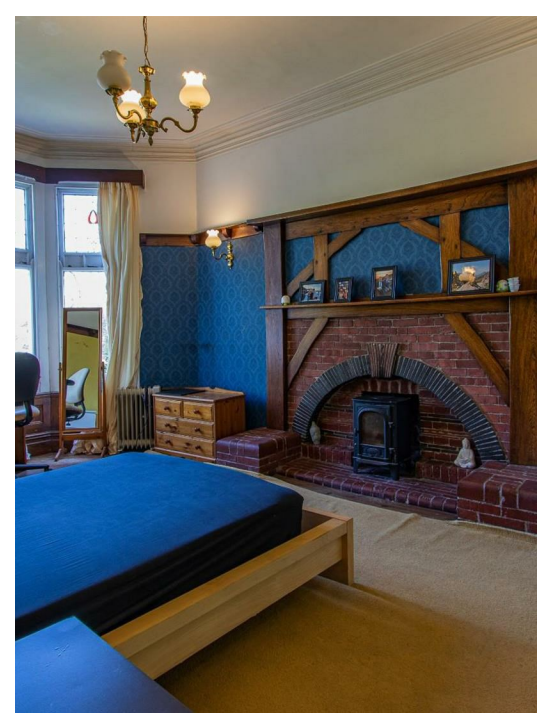
ROATH PARK, CF23 5PJ - £1,885 PCM
PCM

5 bedroom(s) 2 bathroom(s) 2382.00 sq ft

On one of Cardiff's prettiest and most prestigious roads is this highly impressive and absolutely MASSIVE 5 bedroom sharers (or students) house that offers beautiful, uninterrupted views of Roath Lake and possibly the best living space we've seen for a while - the house has THREE lounges, one of which would make a perfect snooker room, games room or perhaps a cinema room! All 5 bedrooms are really spacious and a kitchen / dining room is located to the rear of the house with access into a large garden. Upstairs are four bedrooms (fifth being downstairs), a family bathroom (complete with bathtub and separate shower.) The house also offers a small WC, downstairs, is comprehensively furnished and has to offer the best view a student house has on offer, not only in Cardiff but perhaps the world?! What a location!

AVAILABLE 01-07-2023

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST
Mr Ryan Evans
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Administrator

Lake Road West, Roath Park

