CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

RICHMOND ROAD
ROATH

RICHMOND ROAD

ROATH, CF24 3AS - £1,270 PCM PCM

🛏 2 bedroom(s)   🛁 2 bathroom(s)   📐 sq ft

Great location and extremely spacious ground-floor TWO BEDROOM apartment that is well-positioned in Roath and within walking distance of the City Centre, all major University campuses and just a stones throw from Wellfield Road and Roath Park. Located on the ground-floor, the property offers modern-fitted, lounge / kitchen with stylish kitchen, good quality furnishings and generous floor space. Both bedrooms are a generous sized double (making this perfect for sharers!) and nicely furnished with private ENSUITE shower room to the rear bedroom that also offers access into a private, rear courtyard. The property is completed by a bathroom suite with bathtub and shower over. A great option for two friends!
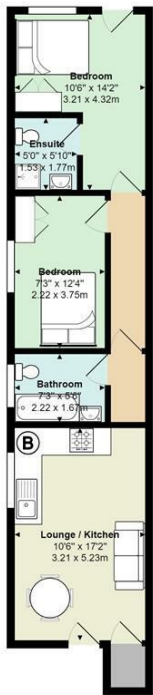
GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF CONTRACT.

EPC RATING of C

A holding fee of one weeks' rent 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	77	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

PROPERTY SPECIALIST

Miss Lauren King
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Lettings Negotiator

Richmond Road, Roath

Bedroom
10'6" x 14'2"
3.21 x 4.32m

Ensuite
6'0" x 5'10"
1.83 x 1.77m

Bedroom
7'3" x 12'4"
2.22 x 3.75m

Bathroom
7'3" x 6'0"
2.22 x 1.67m

Lounge / Kitchen
10'6" x 17'2"
3.21 x 5.23m

Total Area: 543 ft² ... 50.5 m²
All measurements are approximate and for display purposes only