

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HOWARD GARDENS  
ROATH

# HOWARD GARDENS

ROATH, CF24 0EF - £1,450 PCM PCM

2 bedroom(s) 1 bathroom(s) sq ft

A wonderful, converted Victorian house that offers some of the finest accommodation Cardiff has to offer! Located on the edge of our proud Welsh Capital, the landlady has done a stunning job of creating some beautiful apartments - to a standard rarely seen in Cardiff - each equipped with solid oak flooring, designer kitchens, bathrooms, tiles, furniture - pretty much every aspect has been finished to a wonderful standard.. This, TOP-FLOOR two bedroom apartment offers a grand living space with handsome, exposed brick feature fireplace with tasteful furniture, original feature windows and space for bureau / desk. The lounge extends into a stylish kitchen area (with integrated appliances) with bench-style dining table and excellent storage. Two double bedrooms are provide, both with king-size bed and excellent fitted storage. The property is further equipped with a third, smaller room which would work extremely well as a study / guest room. A gorgeous, light-grey tile shower room completes the internal condition of this apartment. To the rear of the development is a small courtyard with external storage unit which would make a sensible option for bike storage.

Available 1/9/25

EPC RATING of D.  
COUNCIL TAX BAND B.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

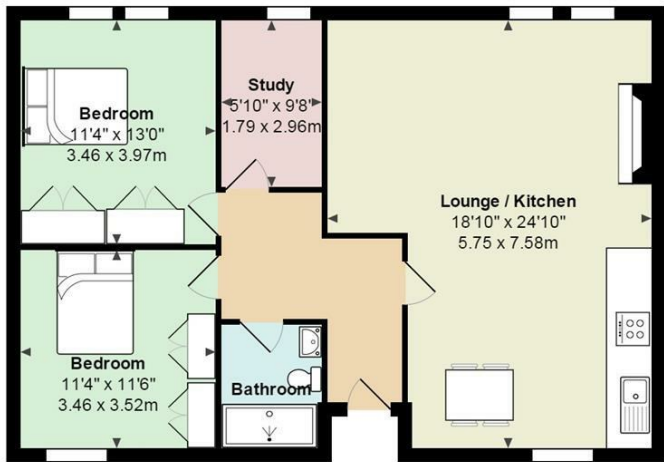
PROPERTY SPECIALIST

Mr Rhys Carter  
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Lettings

## Howard Gardens, Roath



Total Area: 896 ft² ... 83.2 m²  
All measurements are approximate and for display purposes only