

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



DIANA STREET  
ROATH

# DIANA STREET

ROATH, CF24 4TU - £1,650 PCM

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

JeffreyRoss are delighted to bring to the market this gorgeous, spacious home located on Diana Street, Roath. The property has been finished to a nice standard throughout, has its own garden and is conveniently located within walking distance to Albany Road and Roath Recreation Grounds.

Please check out the following video link - <https://youtu.be/yyiUr0WPMk0>

A holding fee of £50.00 per tenant 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 property or failed to take reasonable steps to enter into the Occupation Contract.



## Energy Efficiency Rating

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

### PROPERTY SPECIALIST

Mr Rhys Carter  
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Senior valuer

