

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MARLBOROUGH ROAD
ROATH

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ROATH, CF23 5BX - £2,392 PCM

4 bedroom(s) 2 bathroom(s) 1786.00 sq ft

In a great spot in Roath is this brilliant opportunity for a 4-share house that offers 4 very spacious bedrooms, two living spaces, two bathrooms and a separate WC. Located on the Marlborough / Blenheim Road junction, this end terrace four bedroom house offers a stylish cream-gloss kitchen and dining room, large bay-fronted lounge and four generously-sized double bedrooms. The property also offers two bathroom suites and quirky furnishings. Furnished and ideal for professional sharers.

EPC RATING of E.
COUNCIL TAX BAND of G.

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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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Senior valuer



Marlborough Road, Roath Park



Total Area: 165.9 m² ... 1786 ft²
All measurements are approximate and for display purposes only