

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ARRAN STREET
ROATH

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ROATH, CF24 3HU - £1,716 PCM

3 bedroom(s) 1 bathroom(s) 891.00 sq ft

What a corker! A well presented three bedroom property located in the heart of Roath in Cardiff. This mid terraced house has many original features and charm with wood floors and tiled hallway, mixed with modern additions such as double glazing, fitted kitchen and fresh bathroom. Internally you have an entrance hall, lounge, dining room, kitchen, bathroom and three double bedrooms on the first floor. Outside there is a low maintenance garden perfect for entertaining. At £572 per person, per month (if rented to 3, sharing) it offers exceptional quality and really stands out from the crowd!

COUNCIL TAX BAND - D
EPC RATING - 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

PROPERTY SPECIALIST

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Senior valuer

