

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ANGUS STREET
ROATH

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ROATH, CF24 3LW - £3,250 PCM

 5 bedroom(s)  1 bathroom(s)  960.00 sq ft

This fabulous 5 bedroom student house is perfect for a group of friends looking to live together in their final years of university. Spread over two floors, each of the 5 bedrooms comes fully furnished, ready for you to move in! Each has a double bed, memory foam mattress, a desk and chair, plenty of storage space for your belongings and its own flat screen television.

The open plan kitchen and living area is perfect for communal living, meaning you can catch up with your friends while you cook, relax together on the extremely comfy sofas or have house meals together.

Angus street is a great location to live in because of its closeness to both the University campuses and also to town. With the city centre just 15 minutes away by foot and Tesco and other local stores and cafes just down the road, you'll never be short of things to do.

Cardiff Metropolitan University is accessible by bus or the Cardiff Met Metro Rider link and Cardiff University is just a 25 minute walk or 15 minute bus ride away.

EPC RATING of C

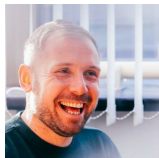
A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



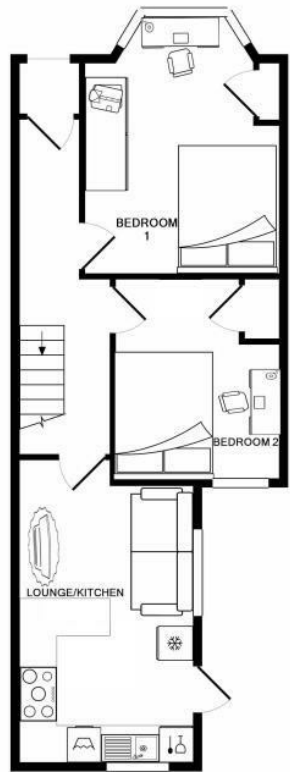
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

PROPERTY SPECIALIST

Jon Hooper-Nash
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Director



GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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