

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COTTRELL ROAD  
ROATH

# COTTRELL ROAD

ROATH, CF24 3EX - £1,800 PCM PCM

4 bedroom(s) 1 bathroom(s) 906.00 sq ft

Superb, four bedroom home on Cottrell Road, Roath - just a few yards away from Albany and Wellfield Road so located perfectly for four friends looking to be within a stones' throw of all of Roath's popular bars, restaurants, sports complexes and green spaces. All four bedrooms are a double bedroom, whilst not the biggest bedrooms you will find, they are all large enough to cater a double bed, wardrobe, chest of drawers and a desk and two are located on each floor. The kitchen / lounge is a wonderful space with stylish kitchen with gas hob, washing machine, tumble dryer, combi-boiler and excellent worktop and storage space. The lounge is delightful with double doors leading onto a rear, sun-trap garden. A plasma TV will also be fitted to the wall in the lounge and a corner sofa. The bathroom is located upstairs and is equally as impressive with bathtub, shower over and fitted sink unit with excellent storage and is enhanced by some well-placed 'Velux' windows. A brilliant home for professional sharers!

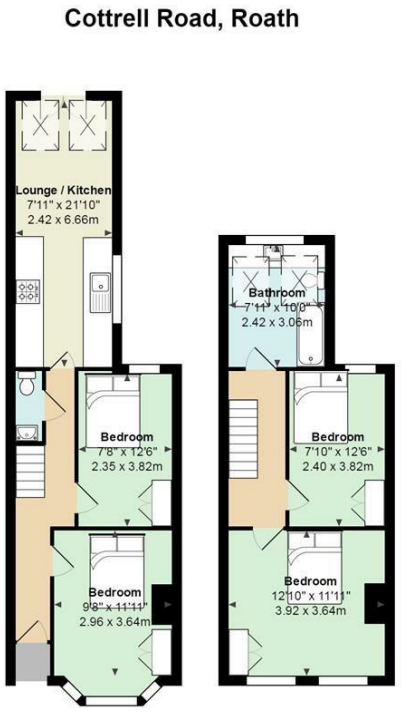
FLOOR-PLAN AVAILABLE. FURNISHED. STREET PARKING.

EPC RATING of C.  
COUNCIL TAX BAND of D.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 2002/91/EC	



Total Area: 906 ft<sup>2</sup> ... 84.2 m<sup>2</sup>  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
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