



33 Partridge Road

Roath, Cardiff CF24 3QW

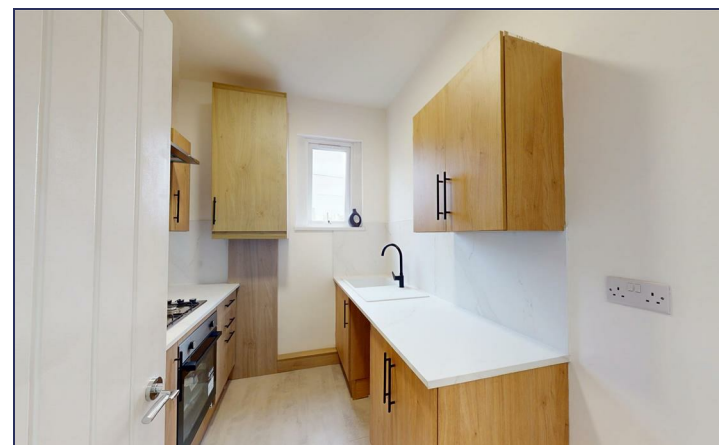
£1,100 Per Calendar Month

HARRIS & BIRT



A beautifully presented, light and airy, two bedroom, first floor apartment in this popular location of Roath. This property has had a complete makeover including being freshly decorated throughout with brand new fitted carpets, a newly fitted bathroom with three piece suite in white and shower over the bath, plus a good size newly fully fitted kitchen with integral oven and hob, and fridge/freezer and washing machine also to be supplied, plus a spacious lounge.

The property benefits from gas central heating and double glazing and is offered for rental at £1100 pcm on an unfurnished basis. EPC Rating D. Council Tax Band B. Deposit £1300. Available immediately







FLOOR PLAN
GROSS INTERNAL AREA
FLOOR PLAN: 671 sq. ft.



HARRIS & BIRT

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

