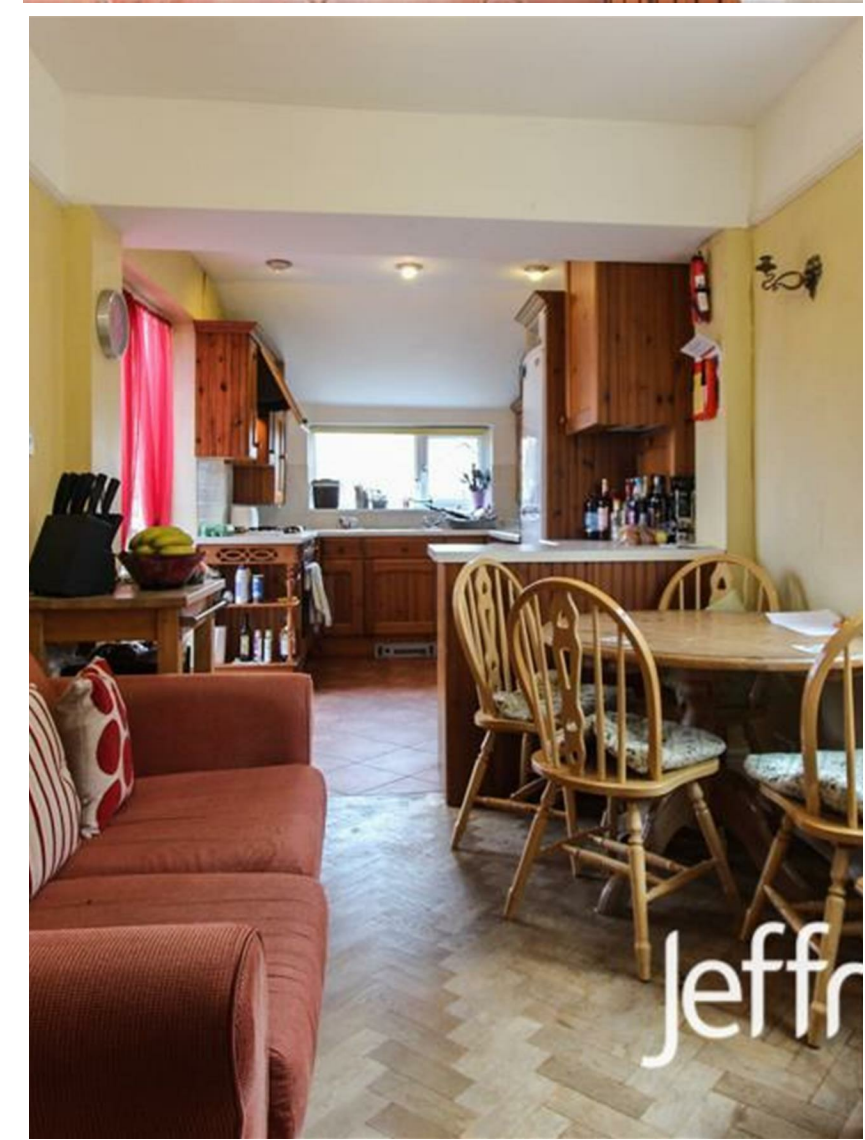
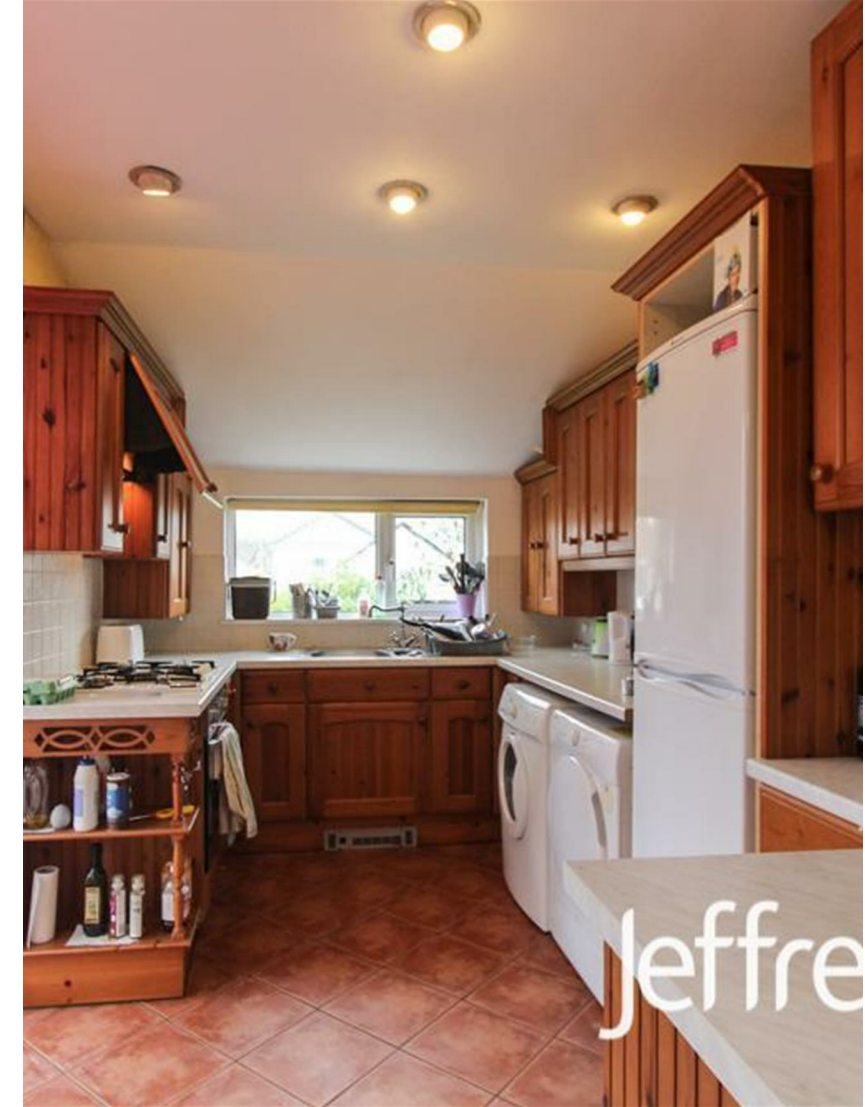


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






WINDERMERE AVENUE
ROATH PARK





WINDERMERE AVENUE

ROATH PARK, CF23 5PQ - £2,360
PCM

 5 Bedroom(s)  1 Bathroom(s)  1361.00 sq ft

Rarely available to the Professional / student market is this absolutely fantastic four /five bedroom home that is located just opposite Roath Lake so extremely well located for UHW and Cardiff Met, Cyncoed. Cosy, warm and well presented throughout, this stunning house really stands out from other properties as is definitely more 'home' that 'house.' Downstairs offers two double bedrooms (both really spacious), ground floor WC, and a lovely kitchen / lounge area with access into the pretty rear garden. Upstairs are two further bedrooms and a family bathroom. Further benefiting from off road parking with a drive. The house is nicely furnished and is in such a good area. Honestly, this is such a great house, we love it and know you will too!

Available 01/08/2024

EPC RATING of E

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.

PROPERTY SPECIALIST

Mr Max Tustin
max@jeffreycross.co.uk
Sales Negotiator





Windermere Avenue, Roath Park



Total Area: 1361 ft² ... 126.5 m²
 All measurements are approximate and for display purposes only

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