

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






EAST GROVE  
ROATH





## EAST GROVE

ROATH, CF24 3AE - £1,200 PCM

 2 Bedroom(s)  1 Bathroom(s)  1304.00 sq ft

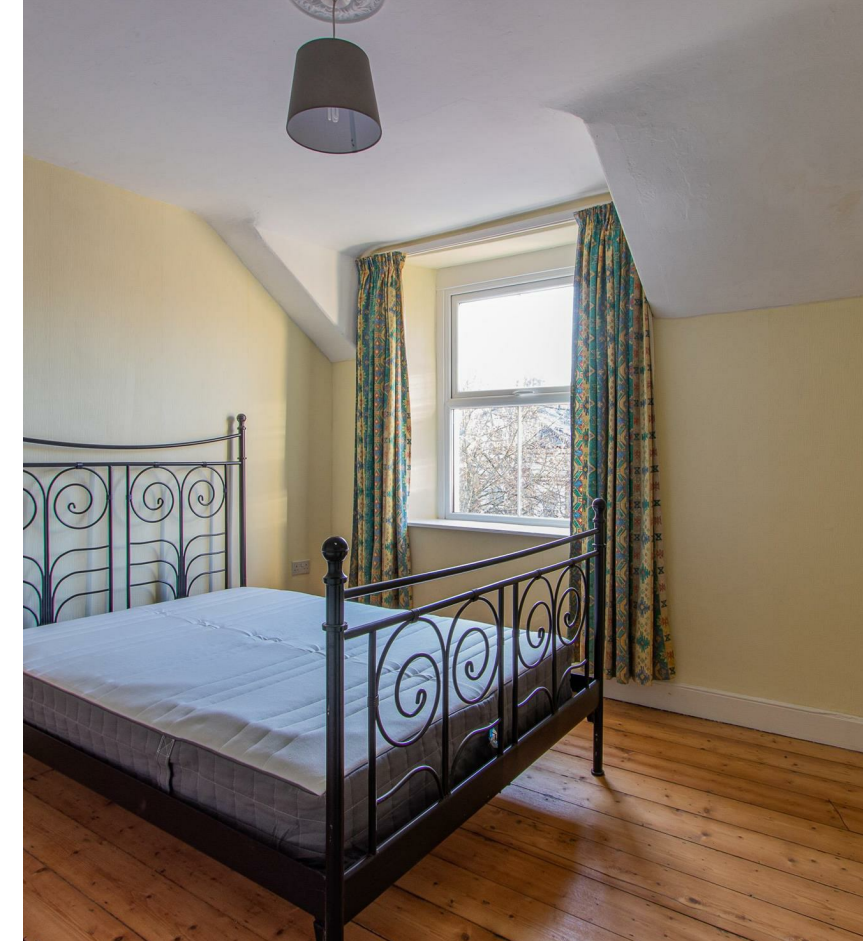
On one of Roath's prettiest streets, East Grove and within walking distance of the City Centre is this immaculate MAISONETTE flat that is a brilliant addition to the rental market. A truly impressive, two bedroom first-floor apartment which was renovated in 2019, that is incredibly large and and is presented immaculately. To the front of the property is a generously sized lounge with feature fireplace and handsome stained-glass-window and space for dining table, if required. The kitchen is lovely and is located to the rear of the property with integrated appliances, dining area, storage cupboard and ample worktop and storage space. To the middle of the first-floor is a beautiful bathroom suite with roll top bath and separate shower. To the second floor are two spacious double bedrooms and a smaller study area. The property further benefits from Gas Central Heating, resident permit parking and from being a 5 minute stroll into Cardiff City Centre. A brilliant property!

NO PETS  
NO SMOKERS

EPC RATING of C  
COUNCIL TAX BAND 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 Rhys Carter  
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Lettings





# East Grove, Roath



Total Area: 121.2 m<sup>2</sup> ... 1304 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</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	