

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






CONNAUGHT ROAD
ROATH





CONNAUGHT ROAD

ROATH, CF24 3PU - £850 PCM

 1 Bedroom(s)  1 Bathroom(s)  387.00 sq ft

Jeffrey Ross are pleased to market this newly refurbished Garden Apartment on the ever popular Connaught Road in Roath. The property is ideally located just a stone throws away from the local amenities of Albany and Wellfield Road and furthermore Roath Recreational Ground. This ground floor apartment comprises of its own private entrance, spacious open plan living room / kitchen with bay window and appliances included, good sized double bedroom leading to a bathroom with a walk in shower and further benefits from a South Westerly facing shared garden. The property is offered fully furnished and benefits from Gas Central Heating.

Council Tax Band: B
EPC Rating: D

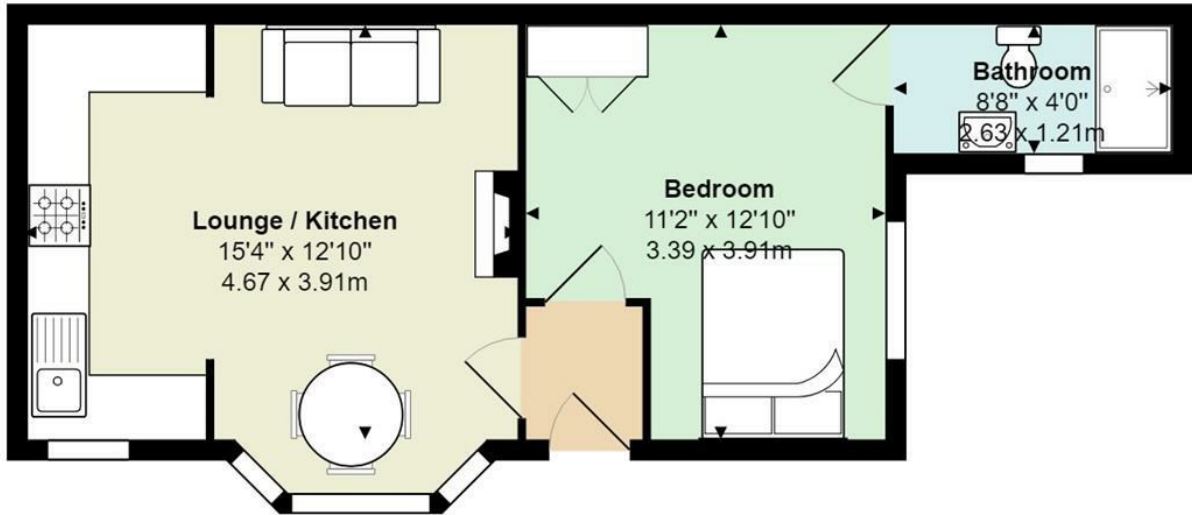
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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
Ms Cody Byrne
cody@jeffreycross.co.uk
Property Management Co-ordinator





Connaught Road, Roath



Total Area: 387 ft² ... 35.9 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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	