

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



COTTRELL ROAD
ROATH





COTTRELL ROAD

ROATH, CF24 3EY - £1,150 PCM

 2 Bedroom(s)  1 Bathroom(s)  688.00 sq ft

Brand newly renovated in 2025 and in the heart of Roath is this brilliant, two bedroom DUPLEX apartment! Located on Cottrell Road (so perfectly situated between Albany and City Road) the property offers a lovely living space with open-plan lounge kitchen. To the first-level is a spacious double bedroom and bathroom. To the second-level is another spacious double bedroom with additional storage area (that could also work well as a snug or study area!) A brilliant rental opportunity and one we are delighted to bring to the market. Available unfurnished but the Landlord will provide white goods and is happy to supply additional furniture, if required - please enquire with JeffreyRoss for more information.

STREET PARKING. FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING.

EPC RATING of C
COUNCIL TAX BAND of TBC

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. ACJ 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@jeffreygross.co.uk
Property Management Co-ordinator

Cottrell Road, Roath



Total Area: 63.9 m² ... 688 ft²

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	71	71
(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 	