

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)



462.00 sq ft

GARDEN FLAT IN ROATH!! Brand newly renovated in 2025 and in the heart of Roath is this brilliant, two bedroom apartment with private garden! 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 rear of the flat is a spacious double bedroom and a second, smaller bedroom is located to the front. The property further offers bathroom with shower and acces to the garden. 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.

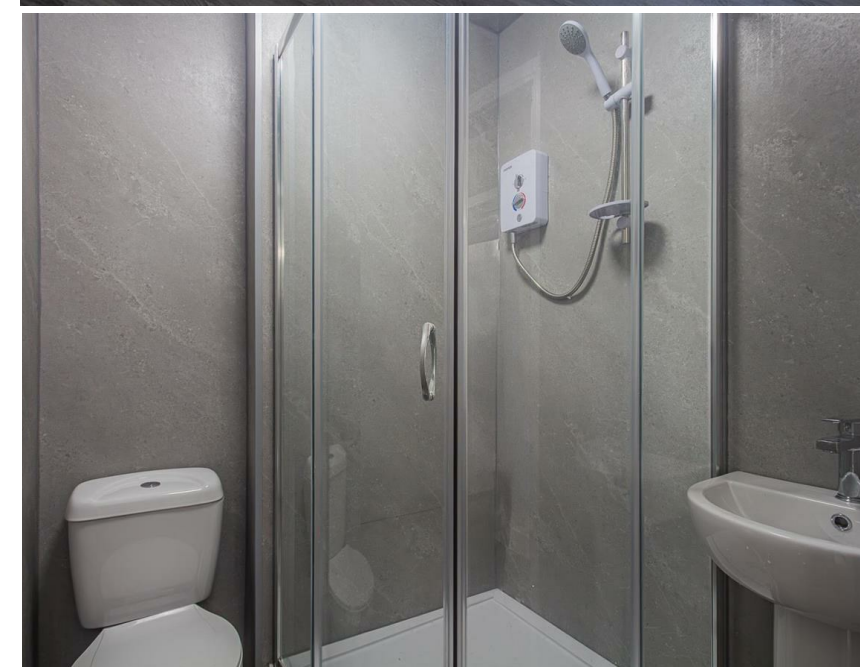
STREET PARKING. FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING.

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

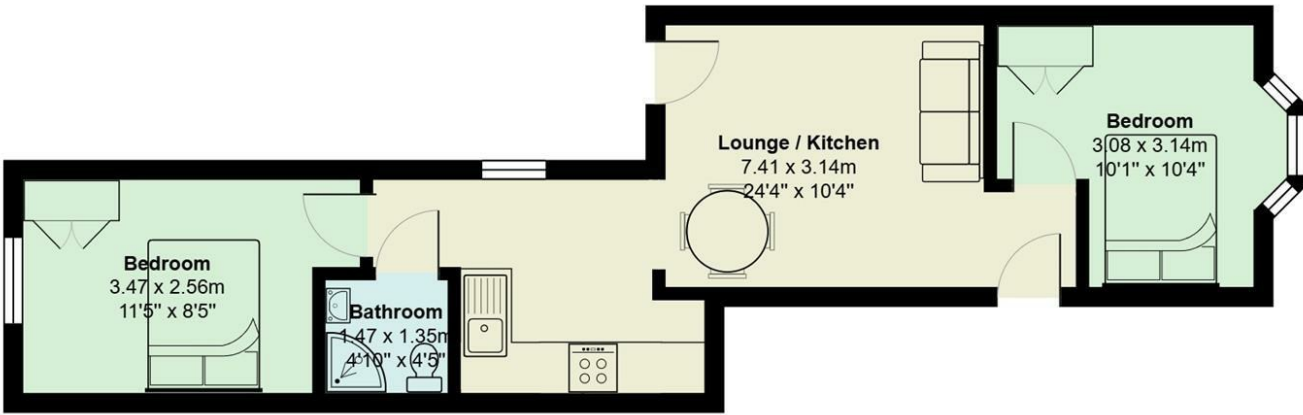
Mr Rhys Carter  
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Lettings







Cottrell Road, Roath



Total Area: 42.9 m² ... 462 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	78	78
(69-80) C		
(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	