

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NINIAN ROAD
ROATH PARK



COMMUNAL ENTRANCE HALL

KITCHEN

1.83m x 4.45m (6' x 14'7)

LOUNGE

3.48m x 3.00m (11'5 x 9'10)

BEDROOM

3.25m x 2.44m (10'8 x 8)

SHOWER ROOM/ ENSUITE

2.21m x 0.76m (7'3 x 2'6)





NINIAN ROAD

ROATH PARK, CF23 5EN - £900 PCM



1 Bedroom(s)



1 Bathroom(s)



270.00 sq ft

Here we offer for rent a recently refurbished one bedroom apartment on the ever-popular Ninian Road, just opposite Roath Park Rec. This rear flat offers shared use of a small patio garden and has been handsomely refurbished with fully-fitted kitchen through to medium sized lounge and double bedroom. En-suite off the bedroom and french doors leading into garden. An immaculate apartment that would be perfect for a single professional or couple looking to be close to the parks and action in Roath.

EPC RATING of C
COUNCIL TAX BAND of C

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





Ninian Rd, Roath Park, CRF

Ground Floor Flat Interior Area 341.52 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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 	