

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NINIAN ROAD
ROATH PARK



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE
3.53m x 6.53m (11'7" x 21'5")

BATHROOM
1.65m x 1.63m (5'5" x 5'4")

BEDROOM ONE
2.57m x 3.91m (8'5" x 12'10")

BEDROOM TWO
3.53m x 3.35m (11'7" x 11'0")

TENURE
Leashold - 999 years from 2019

COUNCIL TAX
Band D

SERVICE CHARGE
No Service Charge





NINIAN ROAD

ROATH PARK, CF23 5EE - £1,150 PCM



2 Bedroom(s)



1 Bathroom(s)



595.00 sq ft

Jeffrey Ross are delighted to market this newly refurbished two bedroom duplex apartment on the ever popular Ninian Road in Roath. Ideally located around the corner from the amenities of Wellfield Road whilst also having Roath Park on your doorstep. The first floor duplex apartment briefly comprises of entrance hallway, family bathroom with walk-in shower, spacious and open-plan living room kitchen with built in appliances and Juliette Balcony. The first floor further comprises of two spacious double bedrooms, one with another Juliette Balcony. the property is a must see and is offered Unfurnished.

EPC Rating: E

Council Tax Band: D

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss 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 occupation contract.

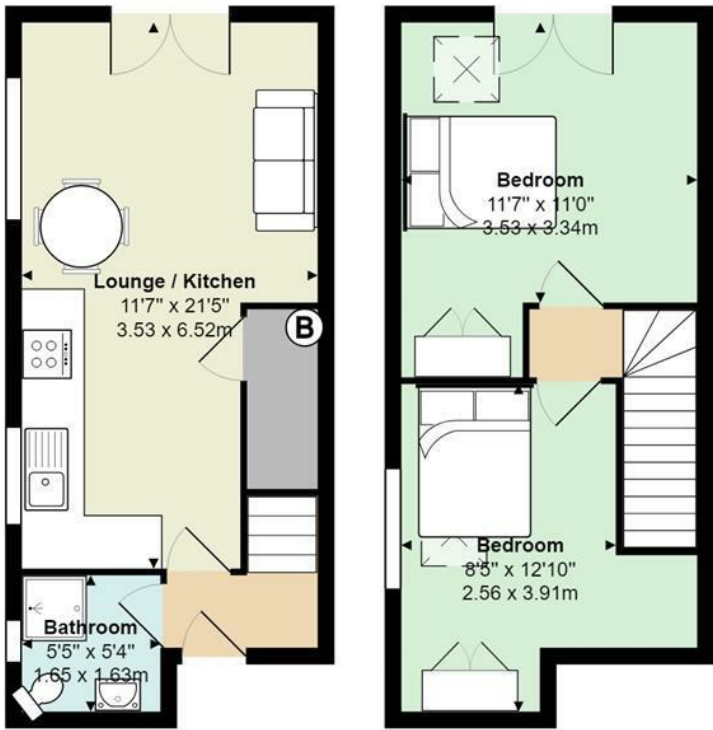
PROPERTY SPECIALIST

Mr Gwyn Davies
gwyn@jeffreypass.co.uk
Lettings Manager





Ninian Road, Roath Park



Total Area: 595 ft² ... 55.3 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		
(55-68) D		66
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 