

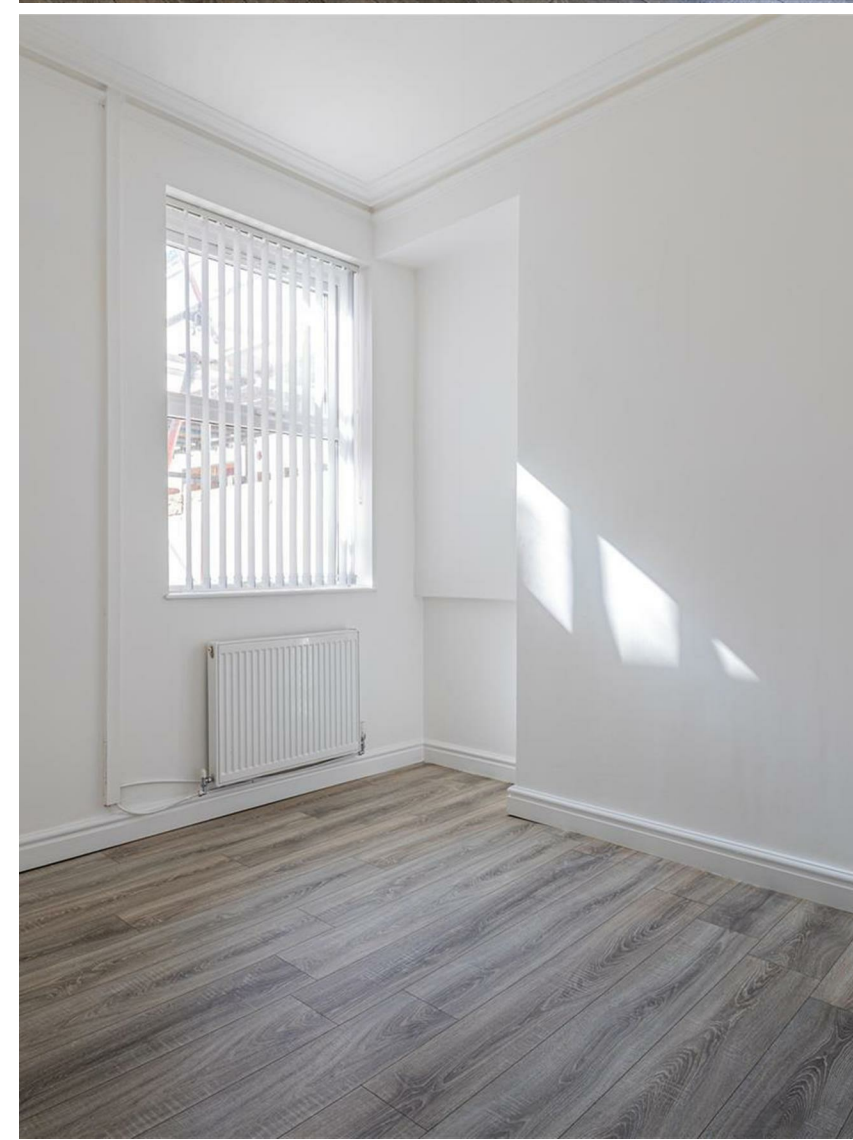
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

ARRAN STREET














## ARRAN STREET , CF24 3HT - £1,500 PCM

 3 Bedroom(s)  2 Bathroom(s)  1195.00 sq ft

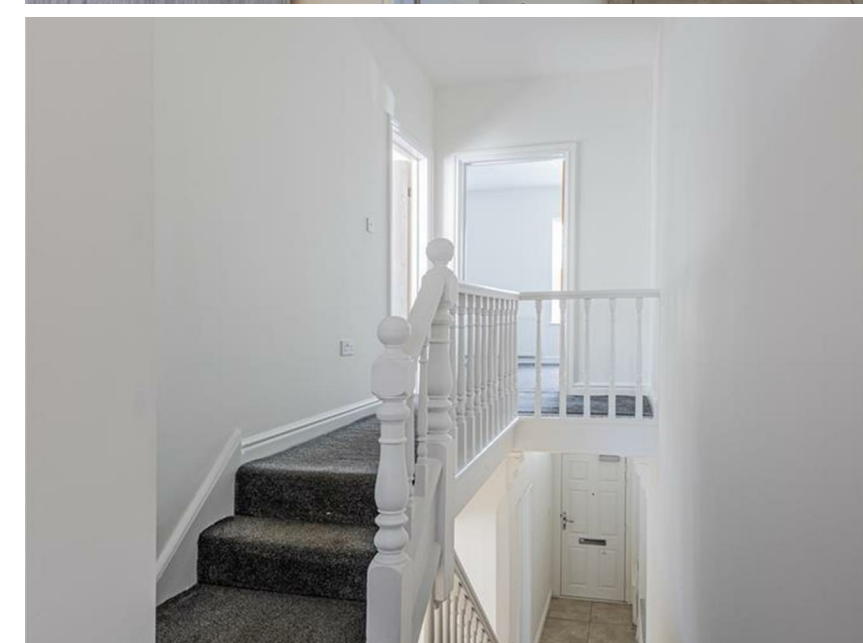
Jeffrey Ross are delighted to market this three bedroom house on the ever popular Arran Street in Roath. Ideally located just off the amenities of City Road and within 10 minutes to the City Centre. The property briefly comprises of entrance hallway, spacious living room with bay fronted windows, separate dining room / office space, then an exceptional open plan modern fitted kitchen / diner with further leading to a ground floor bathroom and access to the south facing and low maintenance rear garden. The first floor further benefits from three double bedrooms and a family bathroom with a large walk in shower. The property further benefits from Gas Central Heating and is offered Unfurnished. PLEASE NOTE due to licensing, this property is NOT suitable for 3 x sharers but it's suitable for a couple, small family, or 2 x sharers.

EPC Rating: D  
Council Tax Band: E

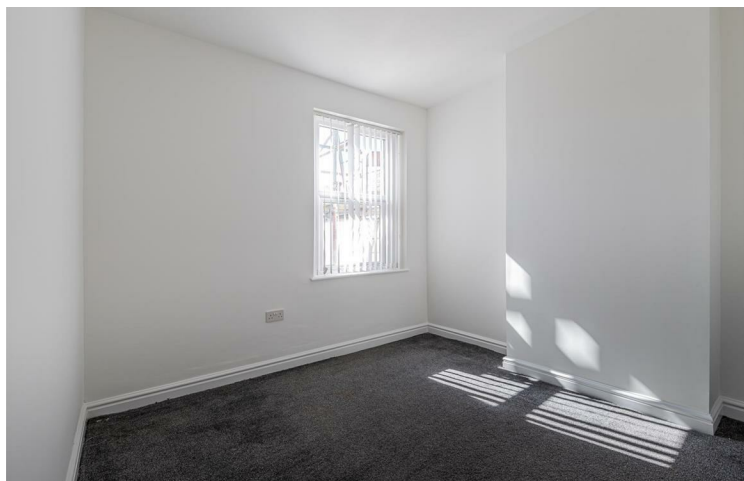
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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







Arran Street, Roath

## Arran St, Roath, CRF

Main Building: Total Interior Area 1195.03 sq ft



Ground Floor



1st Floor



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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC