

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NINIAN ROAD





NINIAN ROAD

, CF23 5EN - £1,300 PCM

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

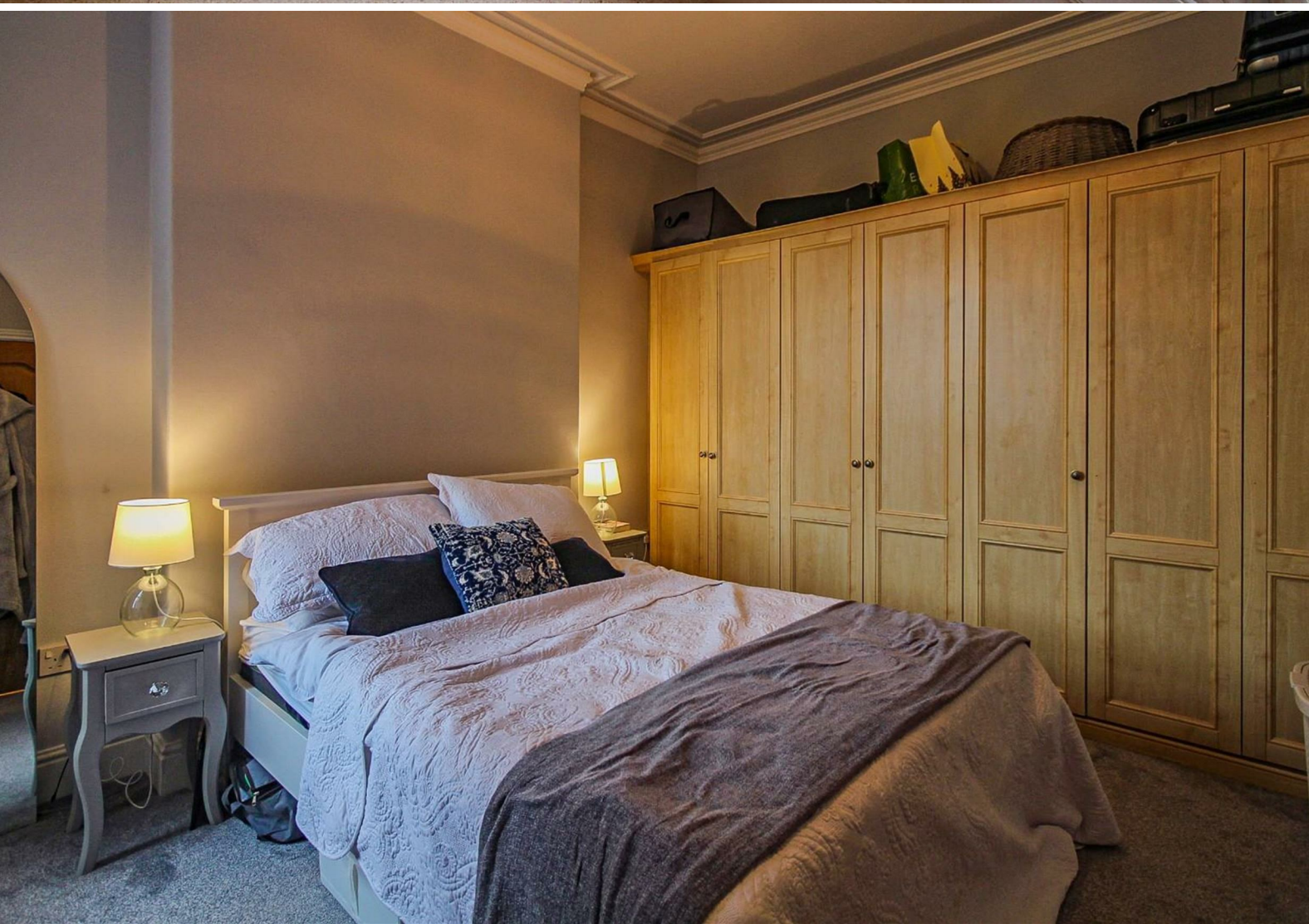
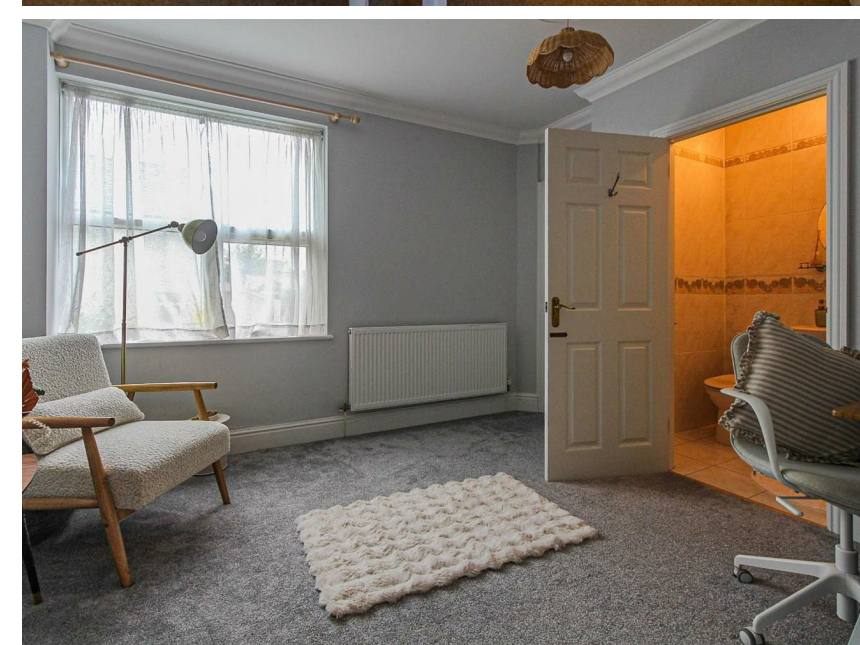
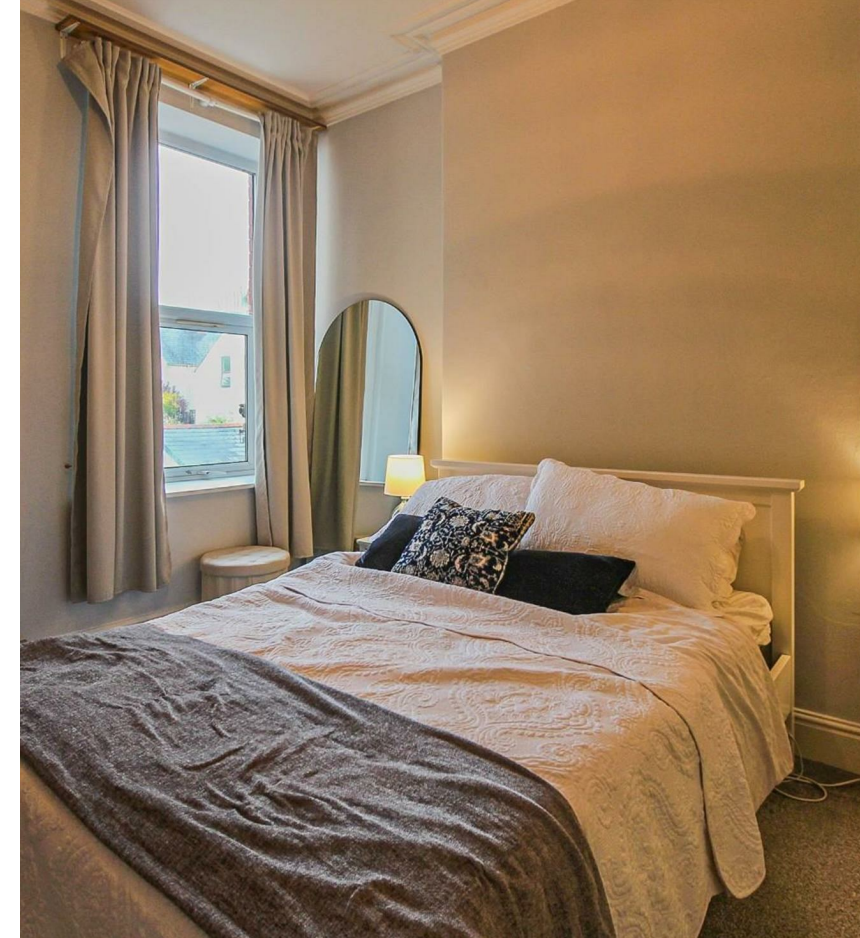
New to the market, this stunning two bedroom apartment located on one of Cardiff's prettiest and most popular residential streets, Ninian Road. The property offers a wonderful living space with bay-fronted lounge overlooking Roath Park. The property is offered unfurnished but has ample space for plenty of furniture to go in each room without looking to overcrowded. Both bedrooms are lovely sized, one of which is equipped with an en-suite although slightly smaller than the second bedroom. Both of which come with storage despite the property being unfurnished. The bathroom has been recently modernised and done to a very high standard. Lastly, the kitchen which comes with all of the white goods and is where the boiler is located. The property is gas central heating. DEPOSIT OPTIONS AVAILABLE - ASK AGENT

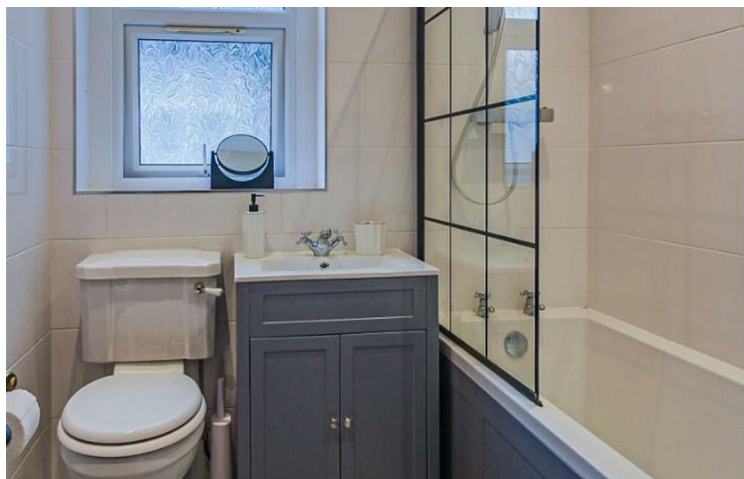
EPC - C
Council Tax - F

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
rhys.carter@jeffreygross.co.uk
Lettings

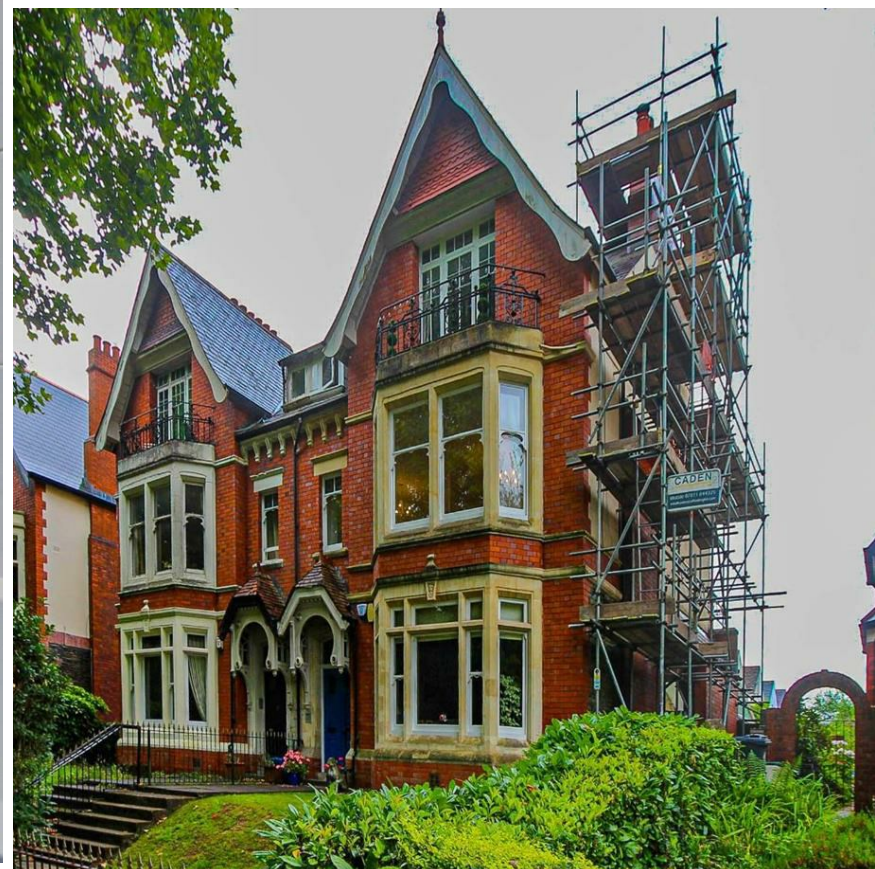




Ninian Road, Roath Park



Total Area: 86.8 m² ... 934 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		
(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	