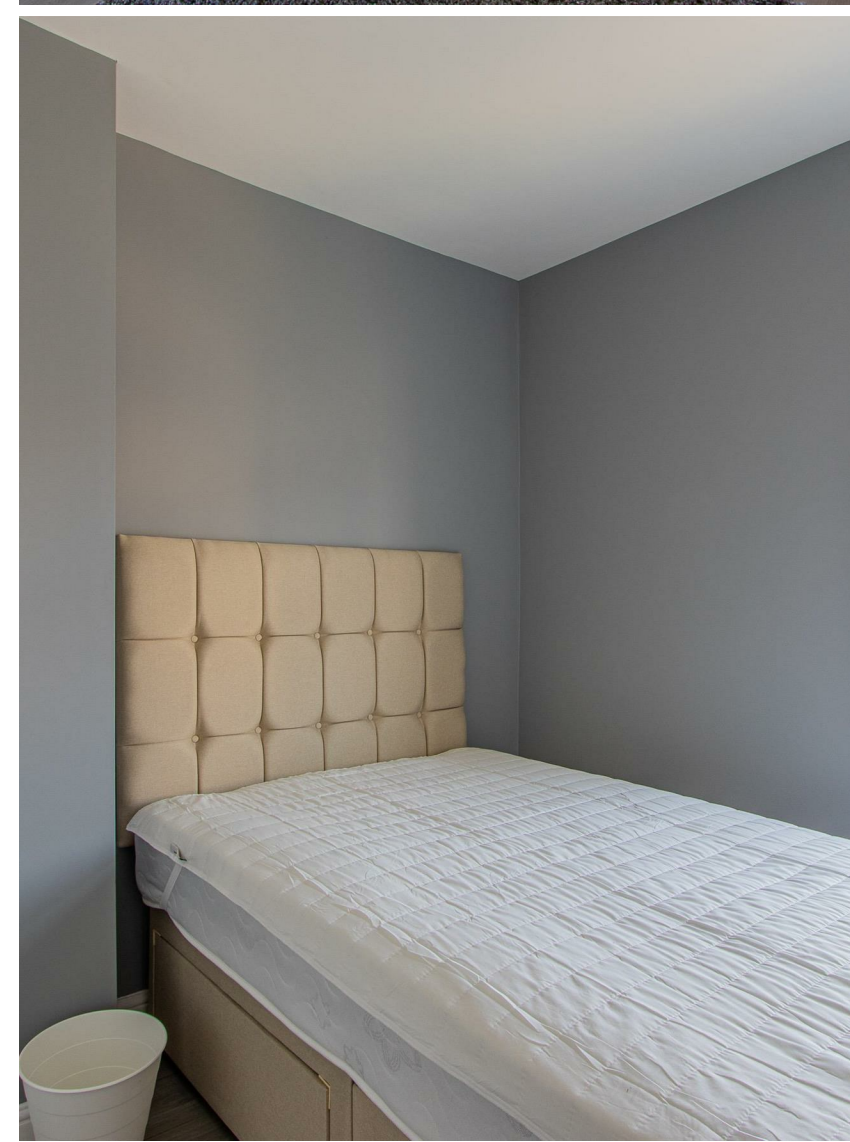


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



NINIAN ROAD  
ROATH PARK





## NINIAN ROAD

ROATH PARK, CF23 5EE - £800 PCM



1 Bedroom(s)



1 Bathroom(s)



sq ft

**\*\*RENTAL INCLUDING WATER BILL\*\*** A modern 1 bedroom top floor apartment situated in this Victorian conversion. The accommodation comprises of open plan lounge/kitchen, double bedroom and en-suite shower room. The property is available furnished and further benefits double glazing. Please note there is a communal washing machine and separate dryer. Property would best suit a single professional or student.

EPC RATING - D

COUNCIL TAX BAND - 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.

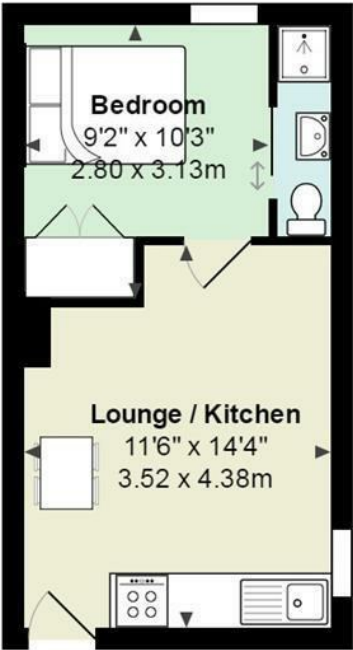


### PROPERTY SPECIALIST

Mr Rhys Carter  
rhys.carter@jeffreycross.co.uk  
Senior valuer



# Ninian Road, Roath Park



Total Area: 257 ft² ... 23.9 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                                   | 69                      | 79        |
| (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 |           |