

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ALBANY ROAD
ROATH





ALBANY ROAD

ROATH, CF24 3NW - £1,295 PCM

 2 Bedroom(s)  1 Bathroom(s)  sq ft

****GARDEN**HIGH SPEC**** Jeffrey Ross are proud to exclusively bring to the market this exceptional two-bedroom ground floor flat within walking distance of Roath Rec and Wellfield Road.

The property comprises an open and airy lounge/kitchen complete with bi-fold doors leading onto the patio area. Kitchen appliances include dishwasher, washer/dryer & fridge/freezer. Two double bedrooms and a contemporary shower room. The property has recently been converted in 2019 and has been finished to a high standard.

EPC Rating - C
Council Tax - 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@jeffreyyross.co.uk
Senior valuer





 Albany Road, Roath



Total Area: 73.1 m² ... 787 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 	