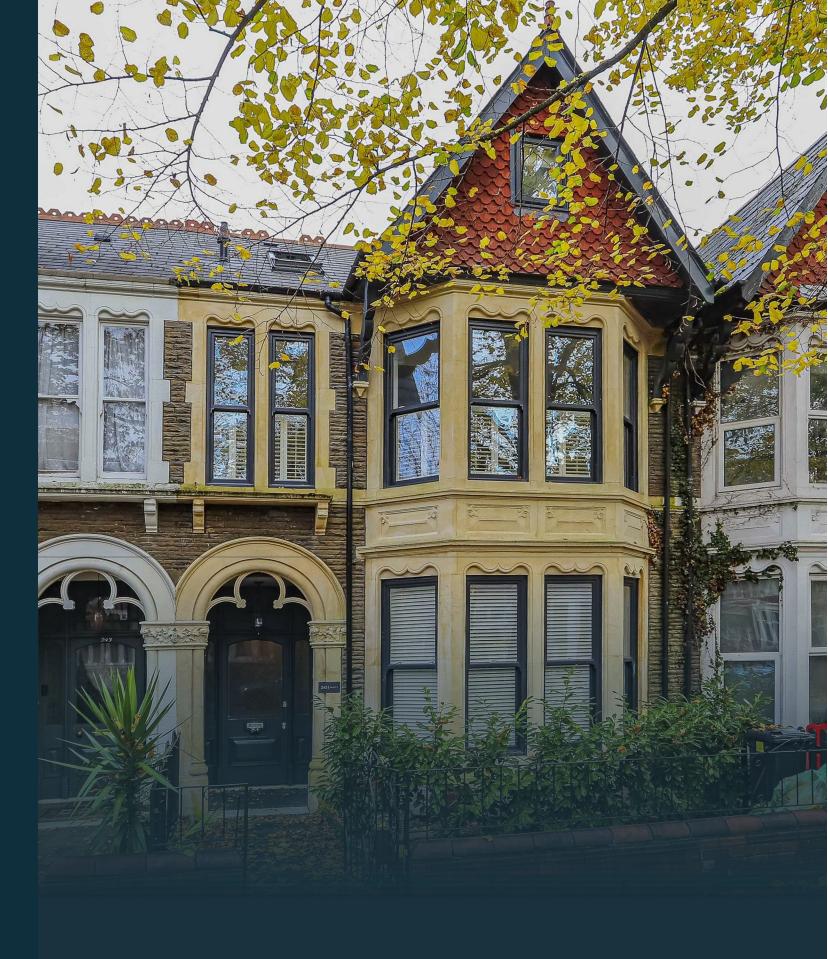
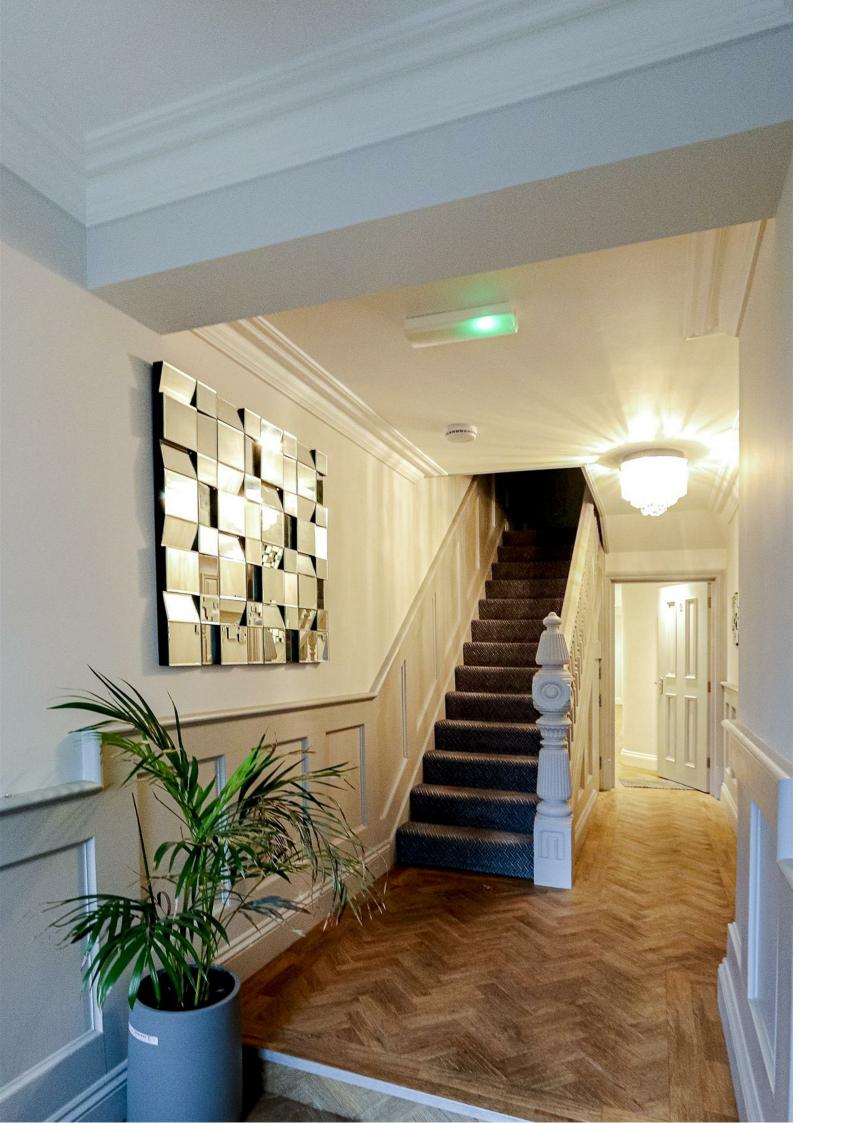
CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



A L B A N Y R O A D

ROATH

JeffreyRoss











ROATH, CF24 3NW - £1,295 PCM





\*\*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.









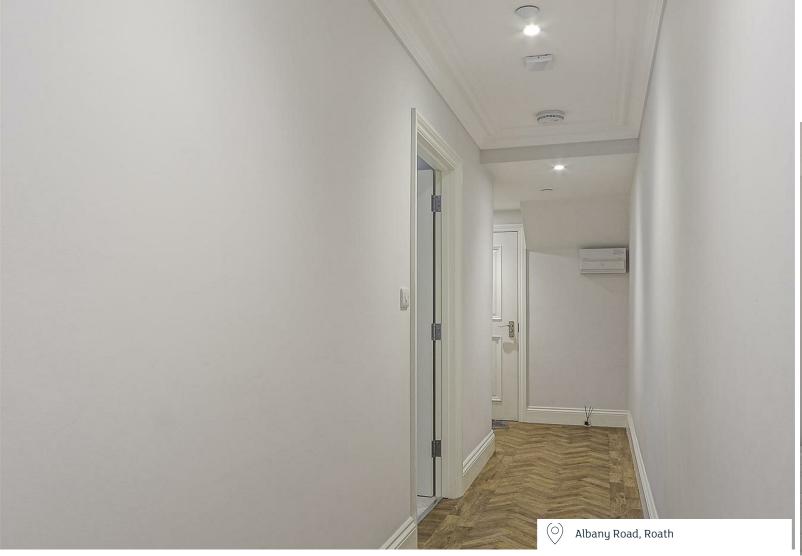














Ground floor

 $Total\ Area:\ 73.1\ m^2\ ...\ 787\ ft^2$  All measurements are approximate and for display purposes only



