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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Bath Road*  
65



Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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*Very stylish and well presented Three bedroom semi detached, offering features like an utility, ground floor WC, driveway and garage. Great space both inside and outside.*

Comments by the Homeowner



Total Area: 1419 ft² ... 131.8 m²  
All measurements are approximate and for display purposes only



# Roath Court Road

*Roath, Cardiff, CF24 3SF*

PCM

**£1,600 PCM**



3 Bedroom(s)



1 Bathroom(s)



1418.00 sq ft



Contact our  
***Penylan Branch***  
02920 499680

Available immediately and new to the market is this stunning three bedroom semi detached house in Roath. Recently refurbished, it offers a blend of stylish contemporary design with traditional features. Boasting good space both inside and out with a lovely light entrance hall, through lounge diner with Bi-folding doors to a mature garden, beautiful open plan kitchen diner with pantry, utility, and WC to the ground floor. Upstairs there is two substantial double bedrooms, one single and a stylish bathroom complete with a separate bath and shower.

Outside you have a off road parking an extended garage, and a good size rear garden.

Available unfurnished although white goods are included

DEPOSIT OPTIONS AVAILABLE - ASK AGENT

EPC Rating of D  
Council Tax Band 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.

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<b>Front</b> Front forecourt, paved with driveway to side offering two off road car spaces.	<b>Utility Room</b> Inset stainless sink, mixer tap, space and plumbing for utilities, space for American style fridge freezer, radiator, stable door to garden, door to;	<b>Garage</b> Extended garage. Accessed from the front drive via up and over door, electric and power, two doors to garden, upvc double glazed windows.
<b>Porch</b> uPVC double glazed double doors, original tiled floor, tiled walls, enter property via original stain glass door to;	<b>WC</b> Low level WC, uPVC double glazed window to garden, cork floor.	<b>Tenure</b> Freehold, but this is to be confirmed by your solicitor.
<b>Hall 7'1" x 13'6" (2.18m x 4.12)</b> Original wood block floor, stairs to first floor, built in storage cupboard.	<b>Landing</b> Carpeted floor, uPVC double glazed window to side. The attic has been part boarded.	<b>Council Tax</b> Band F
<b>Lounge 14'2" x 14'4" (4.33m x 4.39m)</b> uPVC double glazed bay window to front, original wood block floor, coved ceiling, radiator, wood burning stove, slate hearth, opening to;	<b>Bedroom One 14'9" x 14'10" (4.50m x 4.53m)</b> Carpeted floor, uPVC double glazed bay window to front, radiator.	<b>School Catchment</b> Marlborough Primary School (year 2018-19)  Cardiff High School (year 2018-19)  Ysgol Y Berllan Deg (year 2018-19)  Ysgol Gyfun Gymraeg Bro Edern (year 2018-19)  **This Data was taken from Cardiff Council website 11th July 2018 and is Subject to Change and Availability**
<b>Dining Room 11'6" x 15'9" (3.53m x 4.82m)</b> Original wood block flooring, two radiators, period fire place surround, coved ceilings, aluminium double glazed bi fold doors to rear garden.	<b>Bedroom Two 11'6" x 15'9" (3.51m x 4.81m)</b> Carpeted floor, uPVC double glazed window to rear, radiator.	
<b>Kitchen Diner 9'8" x 19'4" (2.97m x 5.91m)</b> Fantastic open plan kitchen diner with matching shaker style units, solid wood worktop, tiled splash back, inset ceramic sink, mixer tap, integral dish washer, integrated double high level oven, inset five point gas hob, Fabre extractor fan, fitted original Welsh dresser, uPVC double glazed window to side, space for table and chairs, two roof light windows, Aluminium double glazed window to garden, door to side, large pantry, cork floor continuing to;	<b>Bedroom Three 7'3" x 10'5" (2.21m x 3.20m)</b> Carpeted floor, uPVC double glazed window to front, radiator.	
<b>Bathroom</b> Freestanding roll top bath, mixer tap with shower head attachment, wash hand basin, low level wc, corner walk in shower cubical, Half tiled walls, panelled walls, uPVC double glazed window to rear, large built in storage cupboard with wall mounted boiler. Fitted shelves and fitted draws.	<b>Garden</b> Fully enclosed rear, with good size paved patio area, lawn area, mature plants and bushes, side, tow doors to the garage.	<b>Additional info</b> We have been informed by the owner the following works have been carried out New kitchen in 2017 New bathroom in 2017 wood burner installed in 2017 New boiler & Heating system in 2017 Rear windows & Doors replaced in 2017 Wired Ethernet points in kitchen & bedroom Roof replaced & insulated in rear annex in 2017





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>38</div>	83
(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

