

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Ninian Road

ROATH PARK



Comments by Ms Maria Pagonessa

Property Specialist
Ms Maria Pagonessa
Lettings

maria@jeffreygross.co.uk

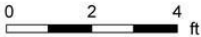
An immaculate one bedroom apartment with french doors and en-suite in prime location.

Comments by the Homeowner



Ninian Rd, Roath Park, CRF

Ground Floor Flat Interior Area 341.52 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Ninian Road

Roath Park, Cardiff, CF23 5EN

PCM

£900 PCM



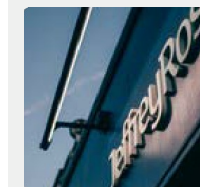
1 Bedroom(s)



1 Bathroom(s)



270.00 sq ft



Contact our
Penylan Branch

02920 499680

Here we offer for rent a recently refurbished one bedroom apartment on the ever-popular Ninian Road, just opposite Roath Park Rec. This rear flat offers shared use of a small patio garden and has been handsomely refurbished will fully-fitted kitchen through to medium sized lounge and double bedroom. En-suite off the bedroom and french doors leading into garden. An immaculate apartment that would be perfect for a single professional or couple looking to be close to the parks and action in Roath.

EPC RATING of C
COUNCIL TAX BAND of 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.



Communal Entrance Hall

Kitchen 6' x 14'7 (1.83m x 4.45m)

Lounge 11'5 x 9'10 (3.48m x 3.00m)

Bedroom 10'8 x 8 (3.25m x 2.44m)

Shower room/ Ensuite 7'3 x 2'6 (2.21m x 0.76m)

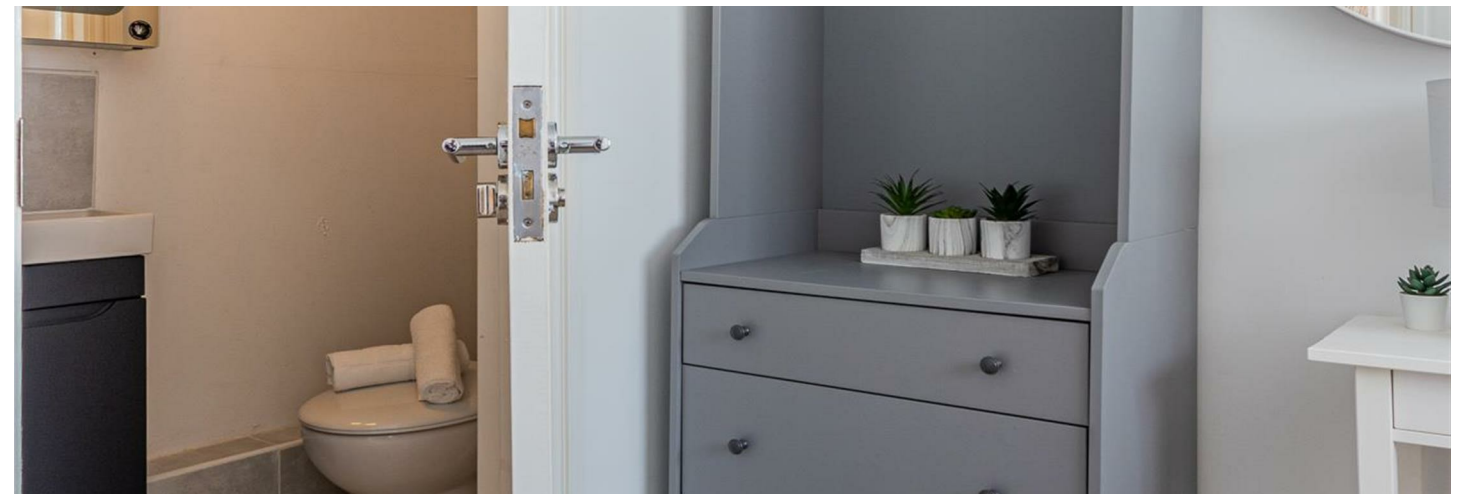
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

www.jeffreygross.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

