

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ARABELLA STREET
ROATH

ARABELLA STREET

ROATH, CF24 4SZ - £1,395 PCM PCM

3 bedroom(s) 1 bathroom(s) 970.00 sq ft

A lovely traditional three-bedroom house at the Roath Park end of Arabella Street, Roath. Positioned just a 5-minute walk to Roath Rec and Albany Road as well as being very well located for the University Hospital, City Centre and access in and out of Cardiff via transport links, this property would make a superb option for a couple or small family. Internally the property is immaculately presented and offers a front lounge with a bay window. To the middle of the property is an additional reception room which is set up as a dining room and leads into a fitted kitchen. To the rear of the ground floor is a WC. Upstairs are three spacious double bedrooms, the larger of which begin at the front, the smallest to the rear (yet is still a good size.) A family bathroom is upstairs. To the rear of the house is a neat garden area. A lovely house offered unfurnished.

GAS CENTRAL HEATING. UNFURNISHED. STREET PARKING.

Property is not suitable for 3 sharers,

COUNCIL TAX BAND of E.
EPC RATING of D.

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.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Arabella Street, Roath



Total Area: 90.1 m² ... 970 ft²
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST

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Property Management Co-ordinator