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CARDIFF

VALE

CAERPHILLY

BRISTOL



Cottrell Road

ROATH



A great investment 5 bed hmo in the heart of ROATH.
£2375 Per month rent !

Comments by Mr Nicky Pearcey

Property Specialist
Mr Nicky Pearcey
Lettings Negotiator

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Total floor area 131.9 m² (1,420 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Cottrell Road

Roath, Cardiff, CF24 3EX

PCM

£2,400 PCM



5 Bedroom(s)



2 Bathroom(s)



1356.00 sq ft



Contact our
Penylan Branch

02920 499680

A spacious five-bedroom property arranged over three floors, ideally located in the heart of Roath. Offering generous and versatile accommodation, the property comprises an entrance hall, a ground floor double bedroom, a comfortable reception/lounge, and a well-appointed kitchen/dining room with access to the private rear garden. The first floor offers three further double bedrooms and a shared bathroom, while the second floor benefits from an additional double bedroom, making the property ideal for professional sharers or a large family.

To the rear is a private, low-maintenance garden, providing useful outdoor space. Situated just moments from Albany Road and Wellfield Road, the property enjoys easy access to a fantastic selection of shops, cafés, restaurants and local amenities. Cardiff University, Roath Park and Cardiff city centre are all within easy reach, with excellent public transport links nearby.

EPC Rating: D
Council Tax Band: E

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.



- Hall
- Bedroom 3 / rec room
- Living room
- Shower room
- Kitchen diner
- Landing
- Bedroom 1
- Bedroom 4
- Bedroom 5
- Second floor
- Bedroom 2
- Bathroom

Garden

Tenure
Freehold, but this is to be confirmed by your solicitor

Council tax
Band - E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		57	81
(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	

