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CARDIFF

VALE

CAERPHILLY

BRISTOL

Claude Road

ROATH

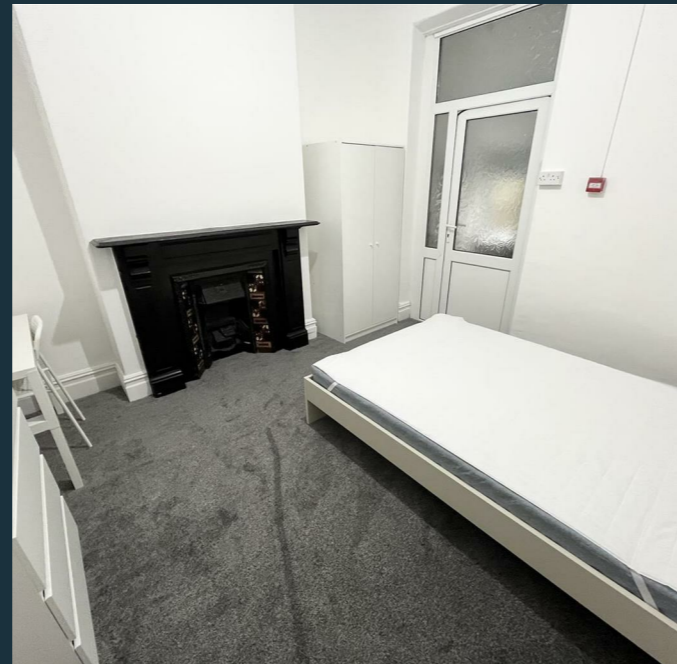


"A large period property that would make a great buy to let or large family home"

Comments by Mr Nicky Pearcey

Property Specialist
Mr Nicky Pearcey
 Lettings Negotiator

nicky@jeffreygross.co.uk



Comments by the Homeowner



Claude Road

Roath, Cardiff, CF24 3QE

PCM

£3,000 PCM



6 Bedroom(s)



3 Bathroom(s)



1872.00 sq ft



Contact our
Penylan Branch

02920 499680

A property located in the heart of Roath, offering spacious accommodation over three floors. This well-presented six-bedroom home comprises two generous reception rooms, a modern fitted kitchen, six bedrooms (including one with an en-suite), a separate study, a family bathroom and an additional shower room, providing flexible living space ideal for professional sharers or a large family.

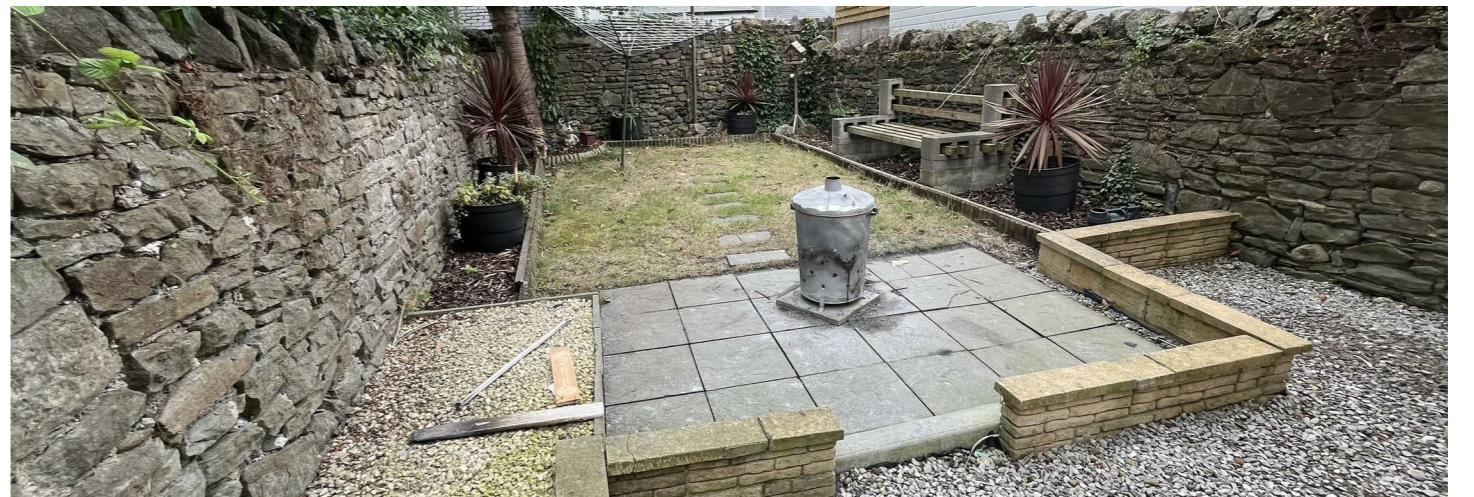
To the rear of the property is an enclosed, south-facing garden, offering a private outdoor space to enjoy. Conveniently situated just minutes from local shops, parks, schools and excellent transport links, the property is perfectly positioned for easy access to Cardiff city centre and the surrounding amenities.

EPC Rating: 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.



Hall	2nd floor
Lounge	Bedroom
Bedroom / Rec room	Bedroom
Shower room	Study
Kitchen	Garden
Rec room	Tenure
Landing	Freehold, but this is to be confirmed by your solicitor
Bedroom	Council Tax
Bedroom	Band - F
Bathroom	
Bedroom	
Shower room	





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 