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CARDIFF

VALE

CAERPHILLY

BRISTOL

Diana Street

ROATH



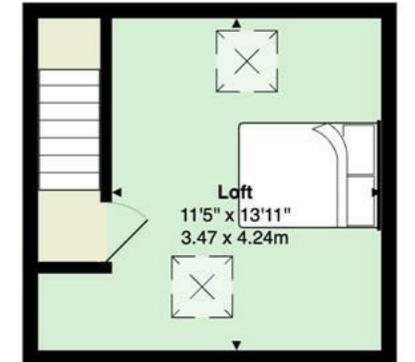
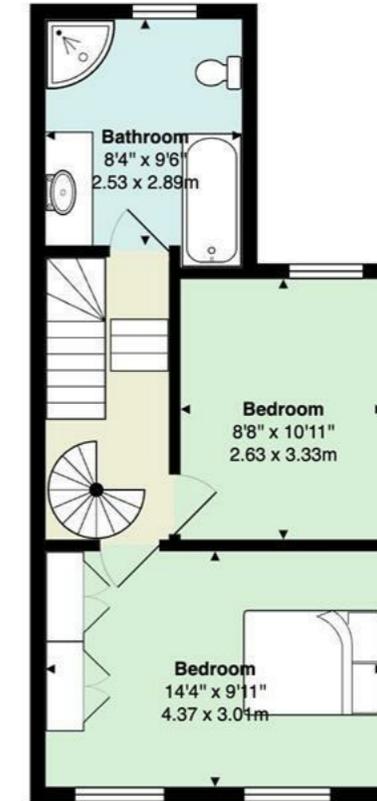
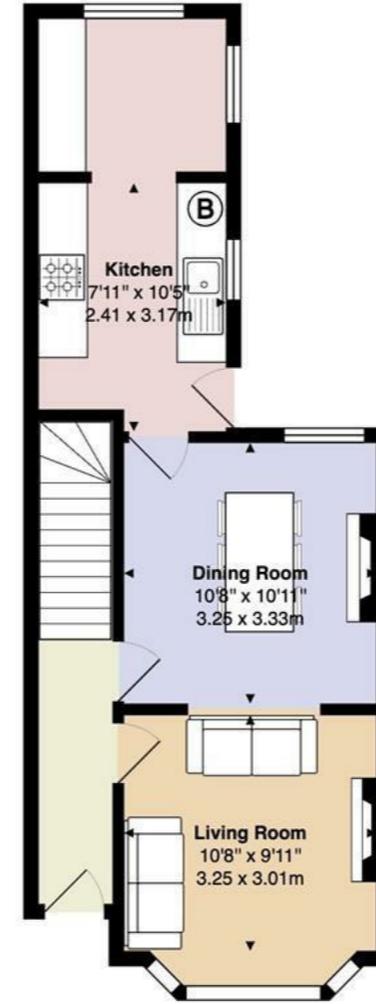
Comments by Mr Nicky Pearcey

Property Specialist
Mr Nicky Pearcey
 Lettings Negotiator

nicky@jeffreygross.co.uk



Comments by the Homeowner



Diana Street

Total Area: 1045 ft² ... 97.1 m²

All measurements are approximate and for display purposes only



Diana Street

Roath, Cardiff, CF24 4TS

PCM

£1,400 PCM



2 Bedroom(s)



1 Bathroom(s)



1045.00 sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are delighted to market this stylish two bedroom house on the ever popular Diana Street in Roath. Ideally located just around the corner from the amenities of Albany Road, with Roath Park just a minutes walk in the other direction. The property briefly comprises of entrance hallway, spacious living room with bay fronted windows, dining room, extended kitchen with appliances included leading on to a low maintenance rear garden. The upper floors further benefit from large master bedroom to the front, second double bedroom, large family bathroom with separate bath and walk in shower, further benefiting from a spacious loft conversion. The property benefits from Gas Central Heating and is offered fully furnished.

EPC Rating: E

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.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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	

