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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Newport Road*

ROATH



Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

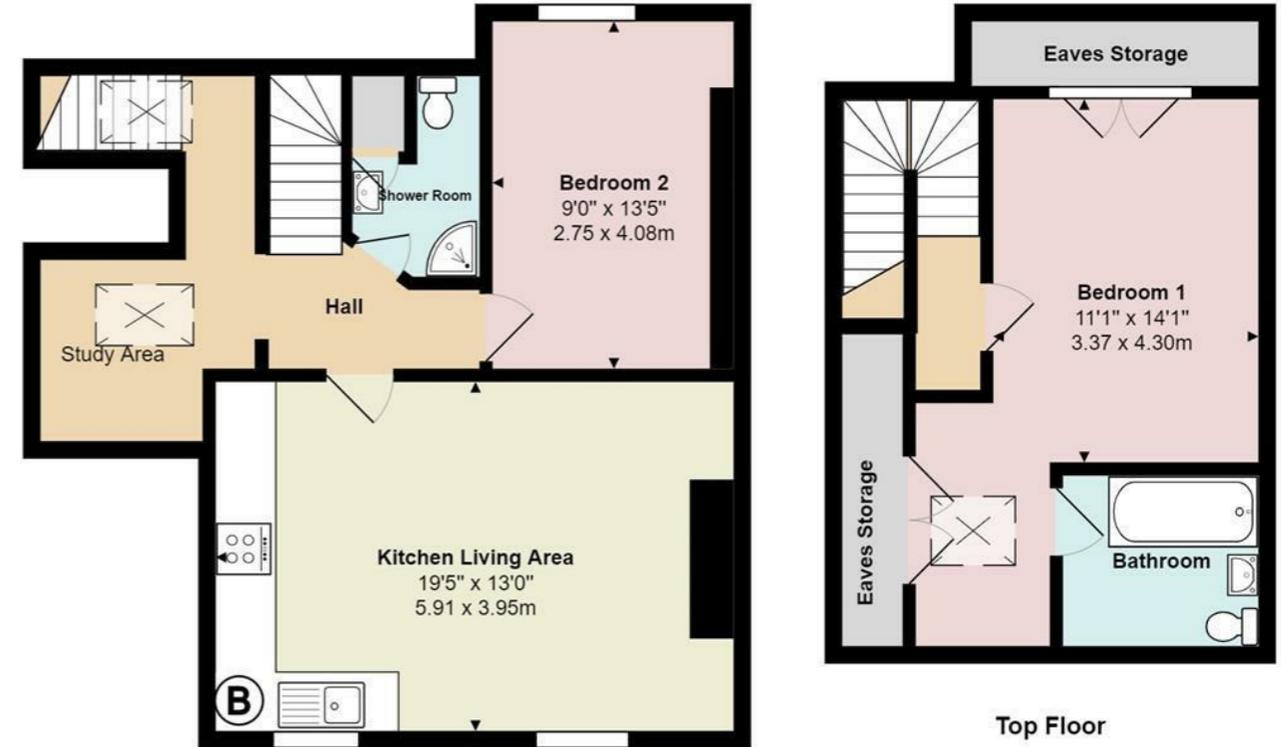
rhys.carter@jeffreygross.co.uk

*Spacious top floor duplex flat. Lovely first time but it but to let in a convenient location.*

Comments by the Homeowner



Newport rd



Total Area: 1098 ft<sup>2</sup> ... 102.0 m<sup>2</sup>

All measurements are approximate and for display purposes only



# Newport Road

*Roath, Cardiff, CF24 1DH*

PCM

**£1,350 PCM**



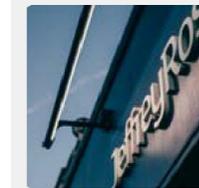
2 Bedroom(s)



2 Bathroom(s)



1098.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

Located a short stroll from Cardiff centre, is this well presented DUPLEX TOP FLOOR apartment for sale. Located on Newport Road, you are conveniently placed with local shops and parks in close proximity, as well as the great links in and out of the city. The accommodation is spread over 2 floors, briefly comprising entrance hall / study area, large open plan kitchen living room, shower room, 2 double bedrooms with master ensuite bathroom. Benefiting from a fully fitted modern kitchen, stylish bathrooms and a light natural interior. Complete with Off road parking to rear. This property is offered FURNISHED.

EPC - D  
Council Tax - 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.



#### Hall

Stairs leading to hall / study area, built in storage in eaves, radiator, 2 roof light windows, stairs to top floor, intercom phone

#### Kitchen lounge 19'5" x 12'10" (5.92m x 3.93m)

Open plan space with modern gloss kitchen, wood effect worktop, inset electric hob, integral oven, microwave, fridge freezer and washing machine, fitted extractor hood, inset stainless steel sink and drainer, cupboard housing boiler, radiator, 2 uPVC double glazed windows

#### Bedroom 2 9'0" x 13'9" (2.75m x 4.21m)

Radiator, uPVC double glazed window

#### Shower room

Corner shower cubicle, fitted shower, heated towel rail, low level toilet, built in cupboard, sink vanity unit, tiled floor

#### Bedroom 1 15'10" x 22'4" (4.83m x 6.83m)

Master bedroom suite with uPVC double glazed window and roof light window, 2 radiators, built in storage cupboards In eaves, door to

#### En suite

Panel bath, fitted shower over with glass shower screen, sink vanity unit, low level toilet, fully tiled floor, heated towel rail

#### Service charge & Ground Rent

We have been informed its  
Ground rent is £100 per year  
Service charge & building insurance is £580 per year  
This is to be confirmed by your solicitor

#### Tenure

Leasehold, with an estimated 110 years, but this is to be confirmed by your solicitor

#### Parking

Off road parking to rear



