www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Comments by Mr Rhys Carter

Property Specialist

Mr Rhys Carter

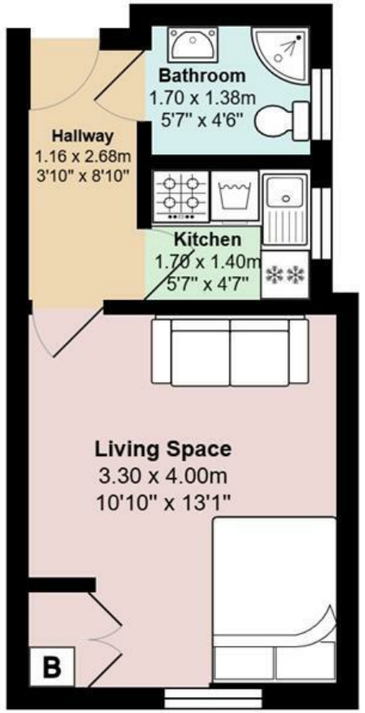
Senior valuer

rhys.carter@jeffreyross.co.uk

A great value, studio apartment in a terrific location!

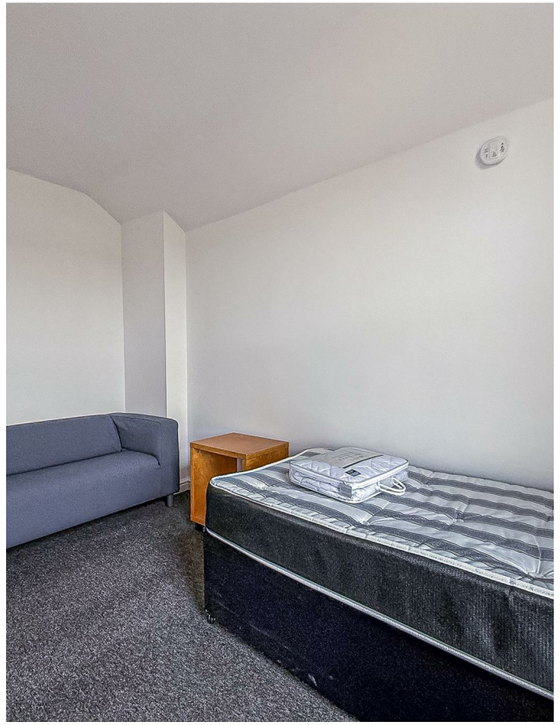
Comments by the Homeowner

Connaught Road



Total Area: 22.2 m² ... 239 ft²

All measurements are approximate and for display purposes only



Connaught Road

Roath, Cardiff, CF24 3PW

PCM

£750 PCM

0 Bedroom(s) 1 Bathroom(s) 247.57 sq ft

Contact our

Penylan Branch

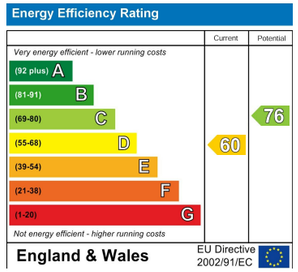
02920 499680

Jeffrey Ross are pleased to market this first floor studio apartment on the ever popular Connaught Road in Roath. Ideally located within walking distance to Roath Park and the amenities of both Albany and Wellfield Road whilst also being a mere 10 minutes from the City Centre. This property briefly comprises of bathroom with walk-in shower, separate kitchen with integrated appliances and a spacious bedroom / living room to the rear. The property further benefits from Gas Central Heating and a bike store to the rear. The property is offered fully furnished.

EPC Rating: D
Council Tax Band: B

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.

Amica


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
60
76
England & Wales
EU Directive 2002/91/EC