

TO LET

Ninian Road

Penylan, Cardiff, CF23 5EE

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MONTHLY RENT

£850

1 BEDROOM

1 BATHROOM

1 RECEPTION

370 SQ FT

PARK VIEWS

GROUND-FLOOR

BEAUTIFUL BAY-WINDOW



THE PROPERTY

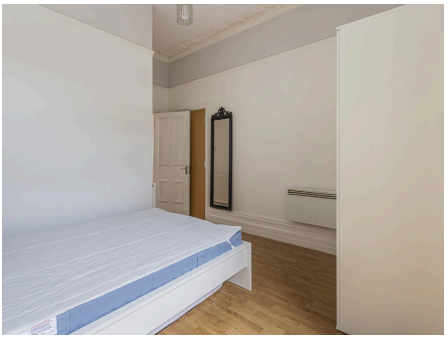
RENTAL INCLUDING WATER BILLS A brilliant opportunity to rent this large and well-presented, ground-floor one bedroom apartment opposite the ever-popular Roath Park Rec. Offering double bedroom, shower room and open-plan lounge-kitchen (with newly-fitted kitchen and breakfast bar) the property would be ideal for a couple or even single professional looking for something smart, large and in such a fantastic location. The rent INCLUDES WATER bill. The property is available furnished.

FLOOR PLAN AVAILABLE. FURNISHED. STREET PARKING.

COUNCIL TAX BAND of B EPC RATING D 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.

INSIDE





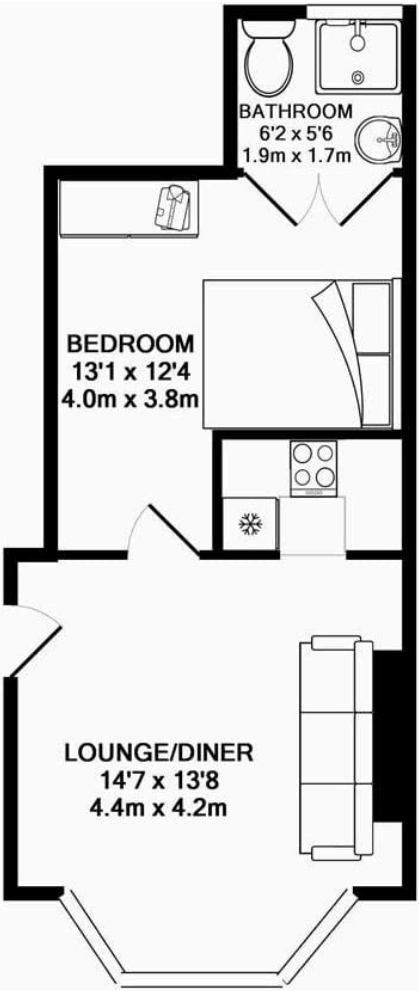






ACCOMMODATION

PROPERTY TYPE	FLAT - CONVERSION
INTERNAL AREA	370 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	12 DECEMBER 2026
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	66 · POTENTIAL 72

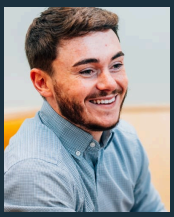


TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Not to scale. Measurements are approximate and for illustration only.



Rhys Carter

LETTINGS VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk