

TO LET

Moy Road

Roath, Cardiff, CF24 4TE

ROATH, CARDIFF

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MONTHLY RENT

£2,557

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,197 SQ FT





INSIDE







THE PROPERTY

Nicely located in the heart of Roath is this rather charming (and rather spacious) 5 bedroom, end-of-terrace house. Moy Road is a cool street that is just a short walk from Roath Park, Albany Road and both Cardiff University main campus as well as close to bus links for Cardiff Metropolitan's Llandaff and Cyncoed campuses. Downstairs offers two spacious bedrooms - the front of which with a nice bay-window overlooking the street. The lounge / kitchen area is a great entertaining space with breakfast bar, seating area and wall-mounted TV. To the rear of the downstairs is a newly-fitted shower room. Upstairs are three further large bedrooms and another lovely bathroom. Outside the house is a small courtyard area - big enough for a BBQ! All in all, a very nice house that won't be around for too long! Nicely furnished, gas central heating. FLOOR PLAN AVAILABLE (check out the size of the rooms and layout of this rather brilliant house!) EPC RATING of D A holding fee of £50 per person 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.

KEY FEATURES

5 BEDROOMS

2 BATHROOMS

NICELY FURNISHED











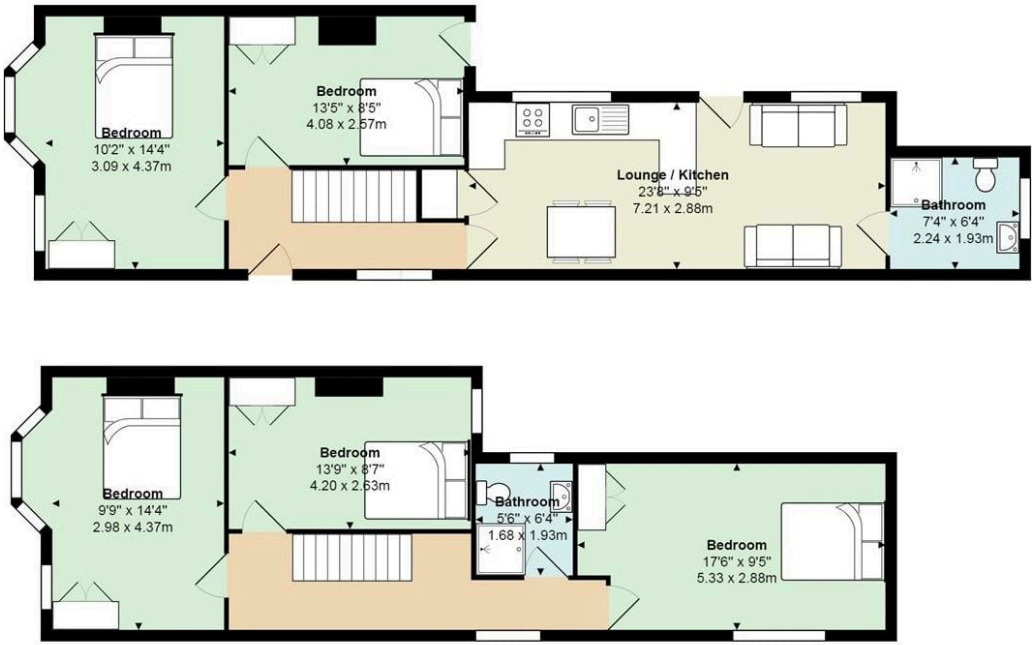
Great 5 bedroom house that's perfect for Brummies - it's on 'Moy' Road!



RHYS CARTER
LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS



Moy Road, Roath



Total Area: 1197 ft² ... 111.2 m²

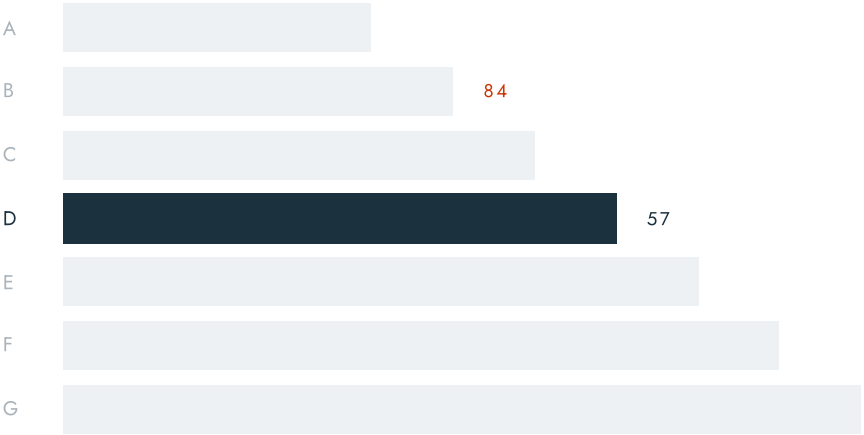
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band D, with the potential to reach band B.



Rating 57 · potential 84. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,197 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	57 · POTENTIAL 84

COME AND SEE IT

Arrange a viewing

Our Student Lettings team can arrange a private viewing, usually within days – call 029 2049 9680.



Rhys Carter

LETTINGS VALUER / NEGOTIATOR
STUDENT LETTINGS BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

SCAN TO SEE WHAT'S NEAR YOU

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

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SCAN TO SEE WHAT'S
NEAR YOU