

TO LET

Inverness Place

Roath, Cardiff, CF24 4RU

ROATH, CARDIFF

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MONTHLY RENT

£1,755

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,036 SQ FT





INSIDE







THE PROPERTY

Situated within 2 minutes walk of Albany Road and with excellent local transport links to the city centre is this three double bedroom house ideally suited for professional sharers. The property briefly comprises; large open plan lounge diner with laminate flooring, good sized kitchen with gas hob and electric oven, fridge freezer and washing machine. Bathroom/WC and electric shower. Large garden. First floor has three double bedrooms. Gas central heating, double glazing throughout and smartly furnished.

COUNCIL TAX BAND of E EPC RATING of 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.

KEY FEATURES

THREE DOUBLE BEDROOMS

SMART SHARERS HOUSE

LARGE REAR GARDEN

JUST OFF ALBANY ROAD











Cracking sharers house in the always popular Roath area - just a 2 minute walk to Albany Road!

NICKY PEARCEY
STUDENT LETTINGS



Inverness Place, Roath



Total Area: 96.3 m² ... 1036 ft²

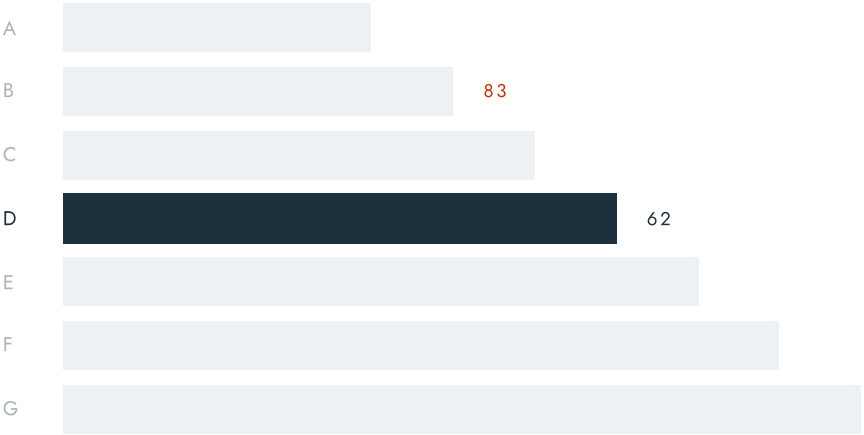
All measurements are approximate and for display purposes only

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 62 · potential 83. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,036 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	62 · POTENTIAL 83

COME AND SEE IT

Arrange a viewing

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

Nicky Pearcey

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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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU