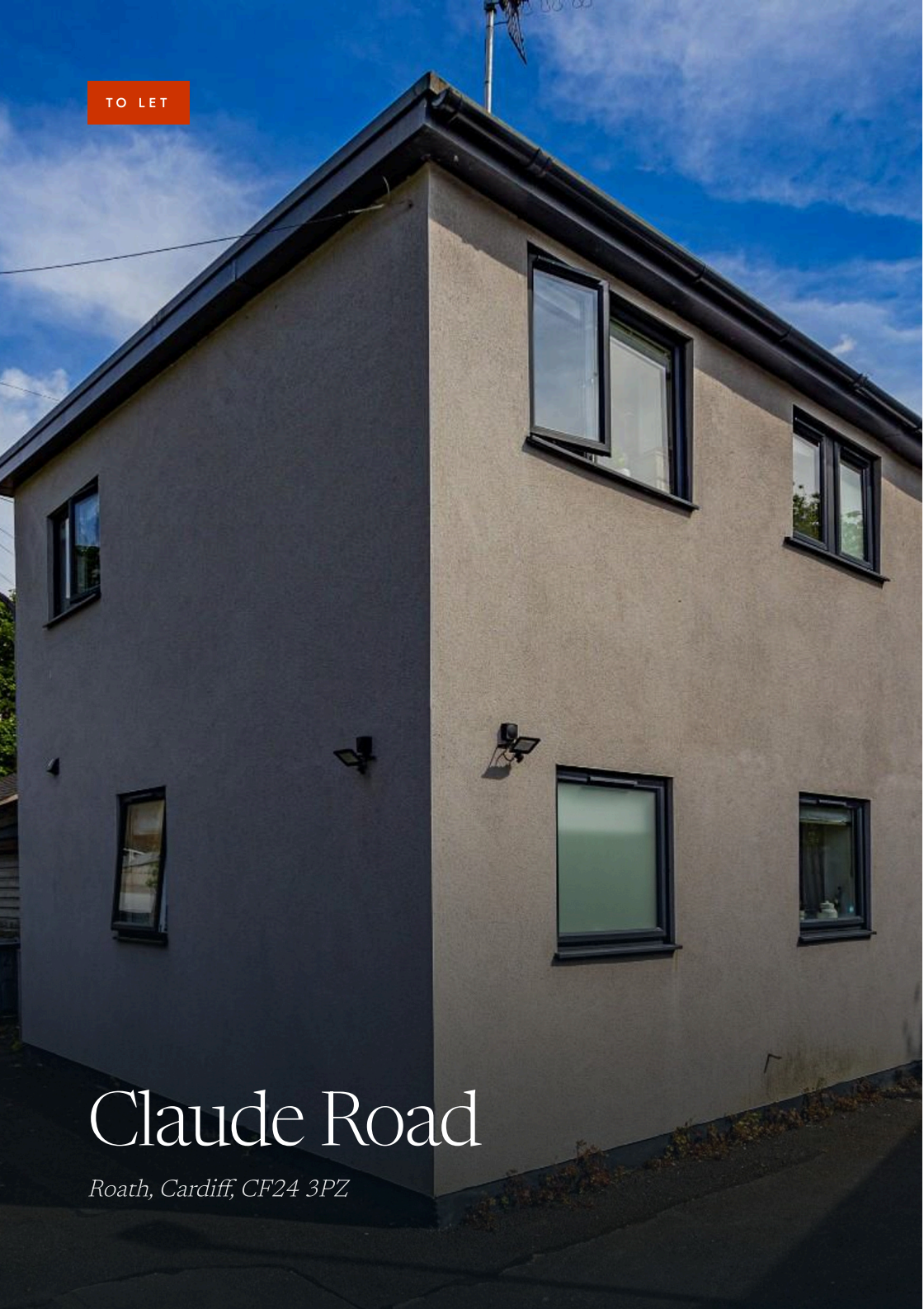


TO LET

Claude Road

Roath, Cardiff, CF24 3PZ

ROATH, CARDIFF

Claude Road

Roath, Cardiff, CF24 3PZ

MONTHLY RENT

£2,070

3 BEDROOMS

3 BATHROOMS

1 RECEPTION

975 SQ FT











THE PROPERTY

We're delighted to offer to the rental market this brilliant opportunity to rent a quite unique rental opportunity in Roath that offers a brilliant living space and three ensuite bedrooms! The property is located down a private lane off Claude Road and is a separate, detached coachhouse with parking for one car. The standard of accommodation is superb with a fantastic living space with open-plan kitchen/lounge, separate utility room with washing machine and dryer and downstairs WC. All three bedrooms are a great size-double bedroom, each with their own private ensuite. Perfect property for three sharers. The property is completed by a courtyard garden, parking for one vehicle and is furnished to an excellent standard.

A brilliant rental opportunity.

EPC RATING of D COUNCIL TAX BAND of D (not applicable to students) 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

3 BEDROOMS

3 BATHROOMS

FURNISHED











Jean-CLAUDE van DAM!!! 3-bedroom coach house with 3 ensuite bathrooms - beauty!



RHYS CARTER

LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS



Claude Road, Roath



Total Area: 90.6 m² ... 975 ft²

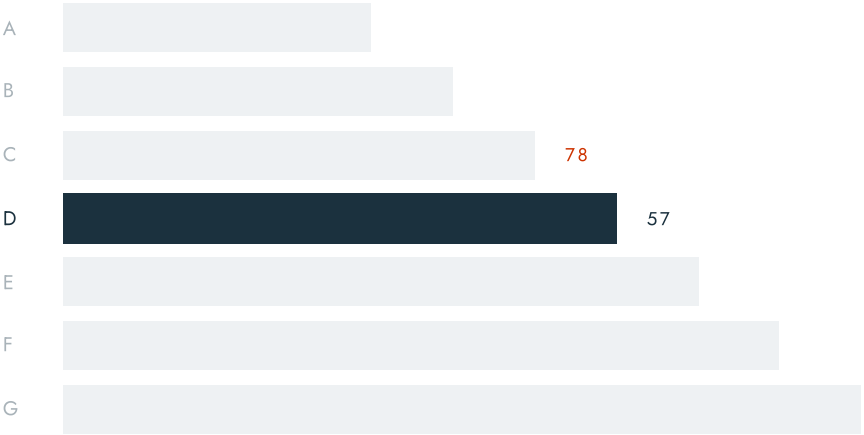
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 57 · potential 78. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	975 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 AUGUST 2027
COUNCIL TAX	BAND D · ABOUT £2,013 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	57 · POTENTIAL 78

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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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU