

TO LET

Marlborough Road

Penylan, Cardiff, CF23 5BX

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MONTHLY RENT

£975

2 BEDROOMS

1 BATHROOM

1 RECEPTION

696 SQ FT

FIRST-FLOOR

FURNISHED

ROATH PARK LOCATION



THE PROPERTY

A large and well looked-after two bedroom, first-floor apartment on Marlborough Road, Penylan. Located just a 2 minute stroll from Wellfield Road and the ever-popular Roath Park this apartment would be ideal for a professional couple or single person. Boasting large and bay-fronted lounge, separate-fitted kitchen, family bathroom, generously sized double bedroom and second, single bedroom or study. The property is available tastefully and comprehensively furnished.

COUNCIL TAX BAND of E EPC RATING of C 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







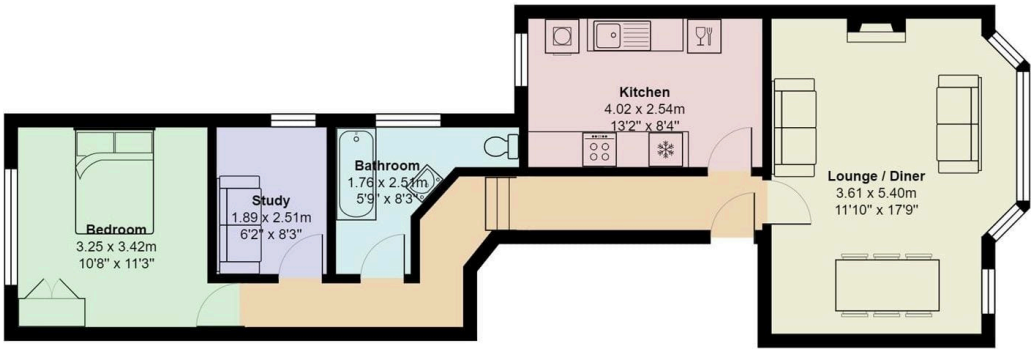




ACCOMMODATION

PROPERTY TYPE	FLAT - CONVERSION
INTERNAL AREA	696 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	4 JANUARY 2027
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	74 · POTENTIAL 82

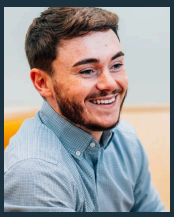
Marlborough Road, Roath Park



Total Area: 64.6 m² ... 696 ft²

All measurements are approximate and for display purposes only

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