

TO LET

# Marlborough Road

*Roath Park, Cardiff, CF23 5BT*

ROATH PARK, CARDIFF

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MONTHLY RENT

£1,250

2 BEDROOMS

1 BATHROOM

1 RECEPTION

743 SQ FT

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EXTREMELY LARGE, TWO BEDROOM FLAT

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RECENTLY RENOVATED

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CLOSE TO ROATH PARK & WELLFIELD ROAD

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UNFURNISHED



## THE PROPERTY

RECENTLY REFURBISHED- A large, two bedroom, first-floor apartment situated at the Roath Park end of Marlborough Road. Accommodation comprises of bay-fronted lounge, separate fitted-kitchen with integral appliances, two very large double bedrooms and family bathroom. Ideal for sharers or a couple who'd like to be close to the action and popular eateries and drinkeries of Wellfield Road and the surrounding areas.

Available unfurnished.

COUNCIL TAX BAND 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.



INSIDE

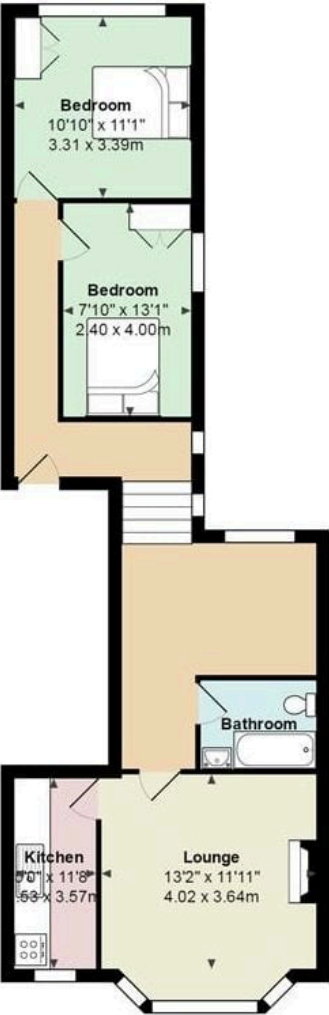


ACCOMMODATION

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|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| PROPERTY TYPE  | FLAT - CONVERSION                                                        |
| INTERNAL AREA  | 743 SQ FT                                                                |
| FURNISHED      | UNFURNISHED                                                              |
| AVAILABLE FROM | 17 OCTOBER 2026                                                          |
| COUNCIL TAX    | BAND D · ABOUT £2,013 A YEAR<br><i>Cardiff Council, 2026/27 estimate</i> |
| EPC RATING     | 56 · POTENTIAL 73                                                        |

Marlborough Road, Penylan



Total Area: 726 ft² ... 67.5 m²

All measurements are approximate and for display purposes only



## Rhys Carter

LETTINGS VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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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 [jeffreycross.co.uk/docs/lettings-fees.pdf](https://jeffreycross.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. [jeffreycross.co.uk](https://jeffreycross.co.uk)