

TO LET

Richmond Road

Roath, Cardiff, CF24 3AS

ROATH, CARDIFF

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MONTHLY RENT

£1,250

2 BEDROOMS

2 BATHROOMS

1 RECEPTION



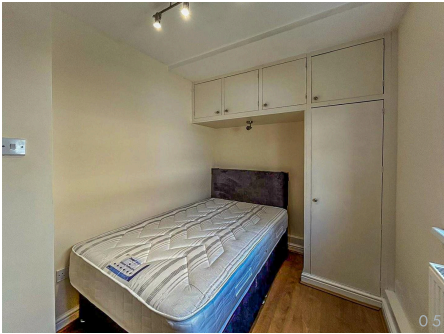
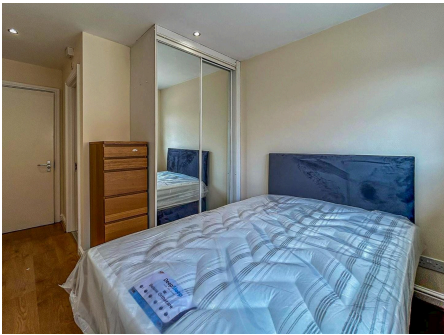
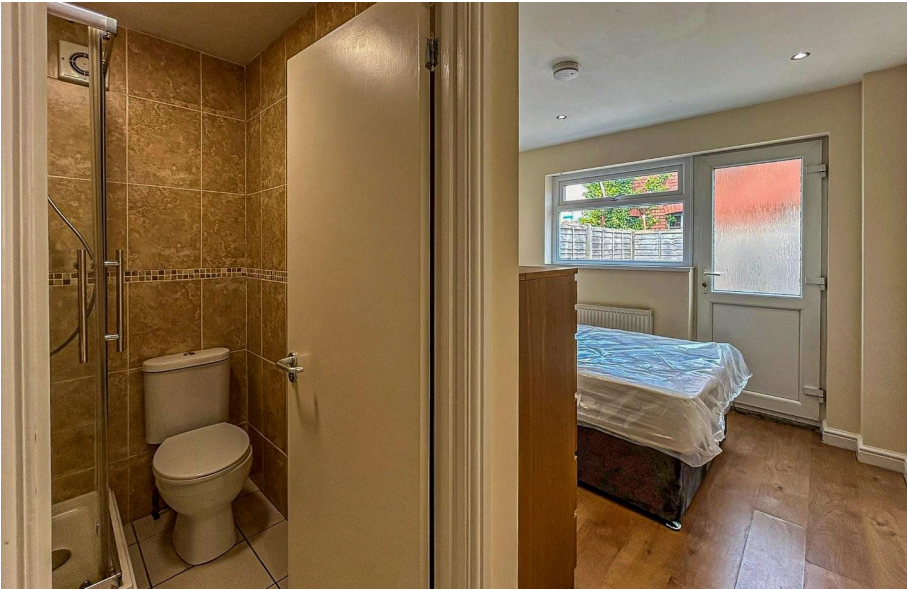


THE PROPERTY

Great location and extremely spacious ground-floor TWO BEDROOM apartment that is well-positioned in Roath and within walking distance of the City Centre, all major University campuses and just a stones throw from Wellfield Road and Roath Park. Located on the ground-floor, the property offers modern-fitted, lounge / kitchen with stylish kitchen, good quality furnishings and generous floor space. Both bedrooms are a generous sized double (making this perfect for sharers!) and nicely furnished with private ENSUITE shower room to the rear bedroom that also offers access into a private, rear courtyard. The property is completed by a bathroom suite with bathtub and shower over. A great option for two friends! GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF CONTRACT.

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

FURNISHED

AVAILABLE FROM

EPC RATING

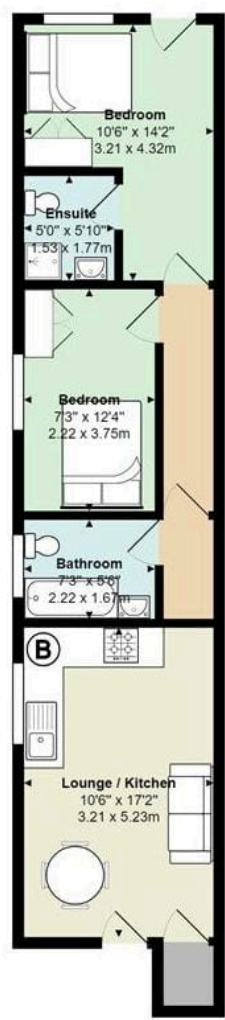
STUDENT PROPERTY

FURNISHED

1 JULY 2027

77 · POTENTIAL 77

Richmond Road, Roath



Total Area: 543 ft² ... 50.5 m²

All measurements are approximate and for display purposes only

Nicky Pearcey

STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreycross.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 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