

TO LET

# Newport Road

*Roath, Cardiff, CF24 1AH*

ROATH, CARDIFF

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MONTHLY RENT

£1,150

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

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£600 PER PERSON, PER MONTH



## THE PROPERTY

Spacious, first-floor two bedroom apartment within walking distance of the City Centre that offers two double bedrooms and two bathrooms! With an impressive open-plan kitchen / lounge and from being nicely furnished from top-to-bottom, the property is a great option for a couple of two friends. Benefiting from gas central heating, great quality furniture and an excellent standard throughout, the property comes equipped with two bedrooms and TWO BATHROOMS - perfect for those who like their own space. A really good property, we must say.

EPC RATING of C A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Jeffrey Ross Limited reserves the right to withhold this payment should the application be unsuccessful on the part of the applicant.



INSIDE



ACCOMMODATION

PROPERTY TYPE

FURNISHED

AVAILABLE FROM

EPC RATING

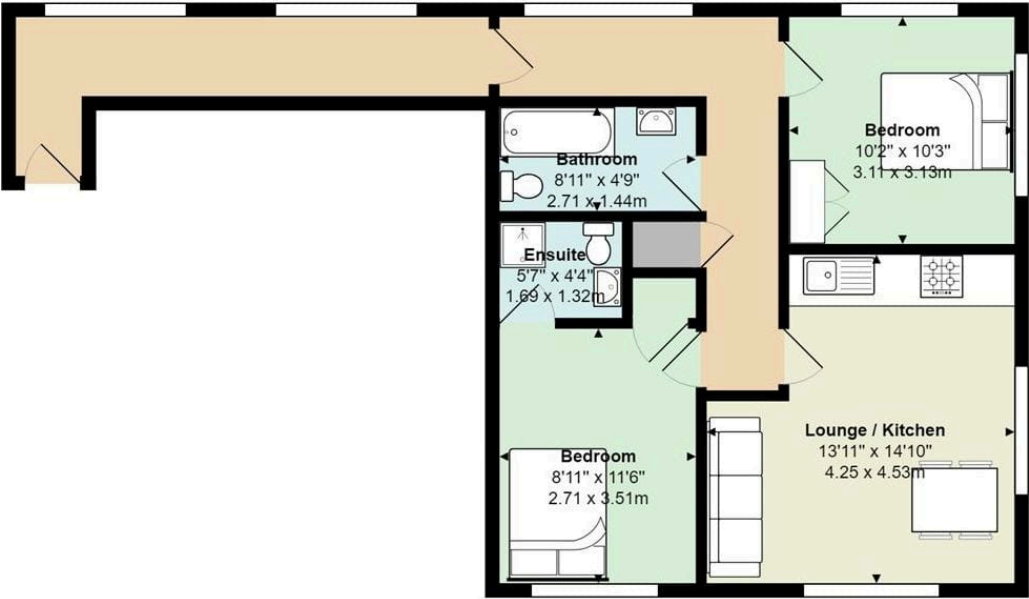
STUDENT PROPERTY

FURNISHED

9 SEPTEMBER 2027

71 · POTENTIAL 77

# Newport Road, Roath



Total Area: 687 ft² ... 63.8 m²

All measurements are approximate and for display purposes only



## Lauren King

LETTINGS VALUER AND NEGOTIATOR, BORN AND RAISED IN...  
STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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[jeffreycross.co.uk](https://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](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)