

TO LET



# North Road

*Gabalfa, Cardiff, CF14 3BL*

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MONTHLY RENT

£1,250

2 BEDROOMS

1 BATHROOM

1 RECEPTION

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£637.50 PER PERSON, PER MONTH



## THE PROPERTY

In a great location and just a 10 minute walk from UHW, this property is in such a good position for any of you that are either studying at UHW or Llandaff campus as perfectly located for both! At the end of North Road, just down from Gabalfa roundabout, this first-floor, DUPLEX apartment with two great bedrooms and a downstairs living room / kitchen. The property is neatly presented with open plan lounge / modern-fitted kitchen (with electric hob and great worktop space) and two double bedrooms that are equally sized. The property further benefits a bathroom suite with bathtub and shower over and is furnished with top-quality furnishings. A lovely flat.

EPC RATING of E 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 SEPTEMBER 2027

48 · POTENTIAL 73

# North Road, Heath



Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Gwyn Davies (INACTIVE)

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)