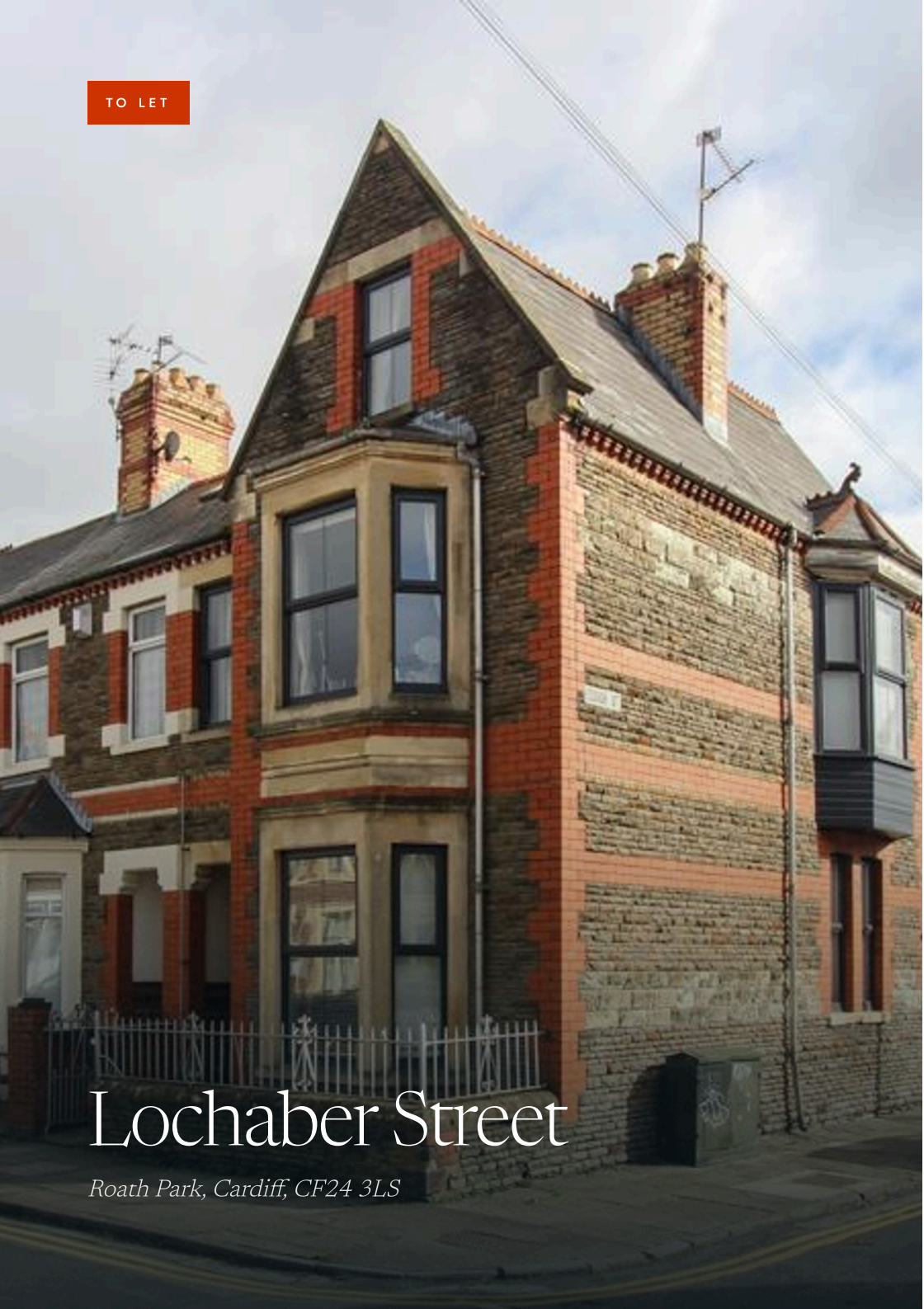


TO LET

Lochaber Street

Roath Park, Cardiff, CF24 3LS

ROATH PARK, CARDIFF

Lochaber Street

Roath Park, Cardiff, CF24 3LS

MONTHLY RENT

£2,850

6 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,645 SQ FT

THE PROPERTY

GREAT SIZED HOUSE, SUPERB LOCATION! We are really pleased to present this incredibly large end terrace house on Lochaber Street, Roath Park. All SIX bedrooms are generously sized and, in being end terrace, two of the rooms have side sash window making them incredibly light and airy. Downstairs offers large lounge, one bedroom and large kitchen. Downstairs also offers shower room, utility room and access to rear garden. Upstairs, to the first-floor are three further double bedrooms and family bathroom. Again, all three are of good dimensions making it an excellent option for sharers looking for similar sized rooms. Lastly, to the second floor are two further double bedrooms. The property has been well-furnished and is good-value for the money.

Available from 1st August 2027 EPC Rating 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.

KEY FEATURES

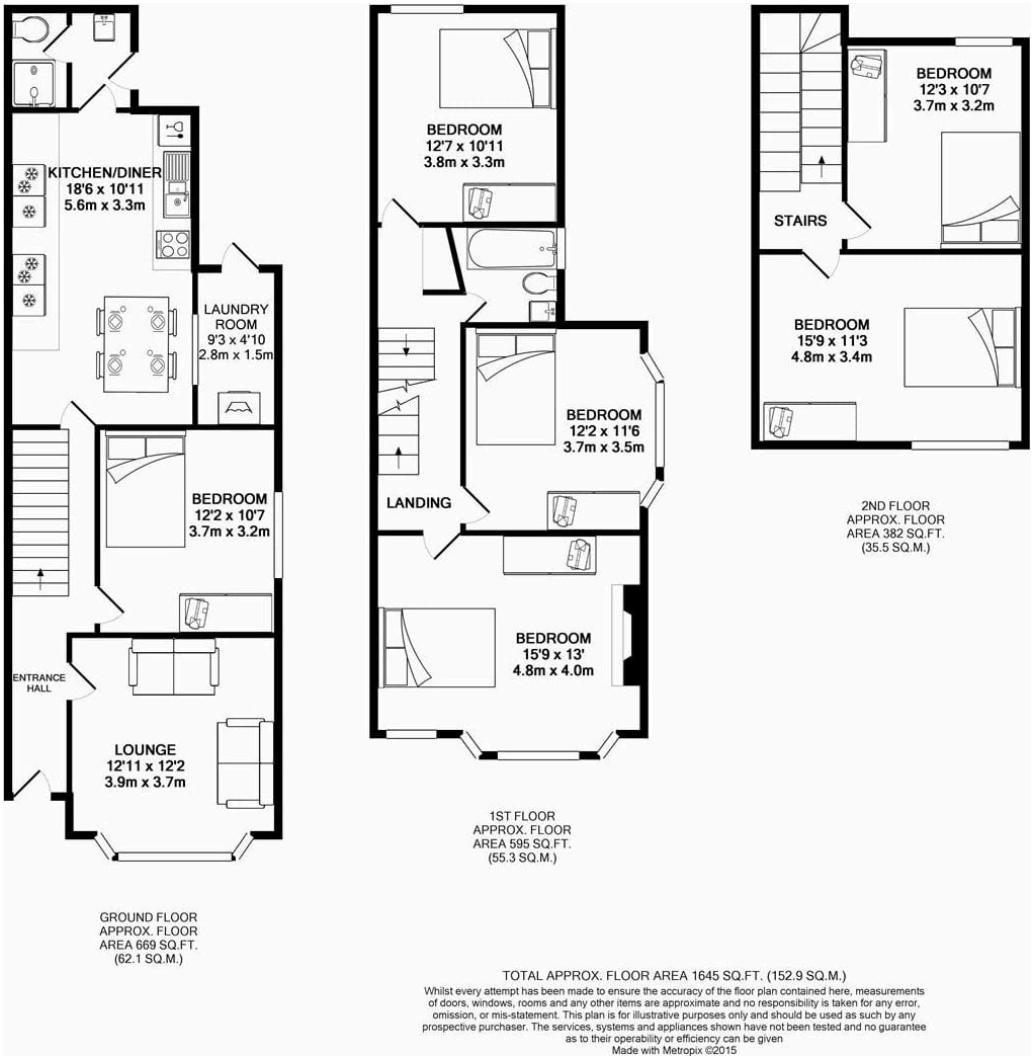
SIX GOOD SIZED DOUBLE BEDROOMS

ROATH PARK

IDEAL FOR SHARERS

INSIDE

FLOORPLAN

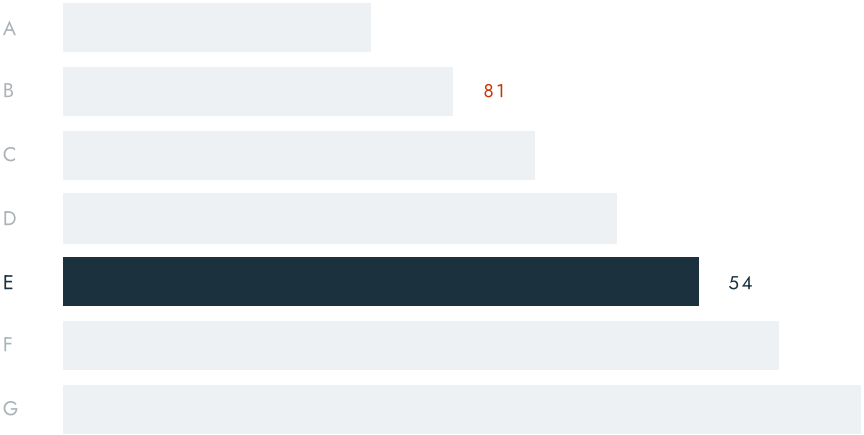


Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

Energy efficiency

Currently band E, with the potential to reach band B.



Rating 54 · potential 81. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	1,645 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 AUGUST 2027
EPC RATING	54 · POTENTIAL 81

COME AND SEE IT

Arrange a viewing

Our Student Lettings team can arrange a private viewing, usually within days – call 029 2049 9680.

Rhys Carter

LETTINGS VALUER / NEGOTIATOR
STUDENT LETTINGS BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

SCAN TO SEE WHAT'S NEAR YOU

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

jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU