

TO LET

Newport Road

Roath, Cardiff, CF24 1RS

ROATH, CARDIFF

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MONTHLY RENT

£795

2 BEDROOMS

1 BATHROOM

1 RECEPTION

522 SQ FT

TWO BEDROOMS

FURNISHED

GOOD LOCATION



THE PROPERTY

Spacious two bedroom flat that is nicely located on Newport Road, Roath and just a 15 minute walk to both the City Centre and Roath Park. Available furnished, the property is located on the first-floor of this converted Victorian terrace and offers bay-fronted lounge with sofa and dining table, separate, modern-fitted kitchen with electric hob, shower room and two bedrooms, one spacious double and a second, single bedroom. Ideal for a professional couple or perhaps a small family, the property is nicely presented throughout.

FLOOR-PLAN AVAILABLE. GAS CENTRAL HEATING.

EPC RATING of D. COUNCIL TAX BAND of C.

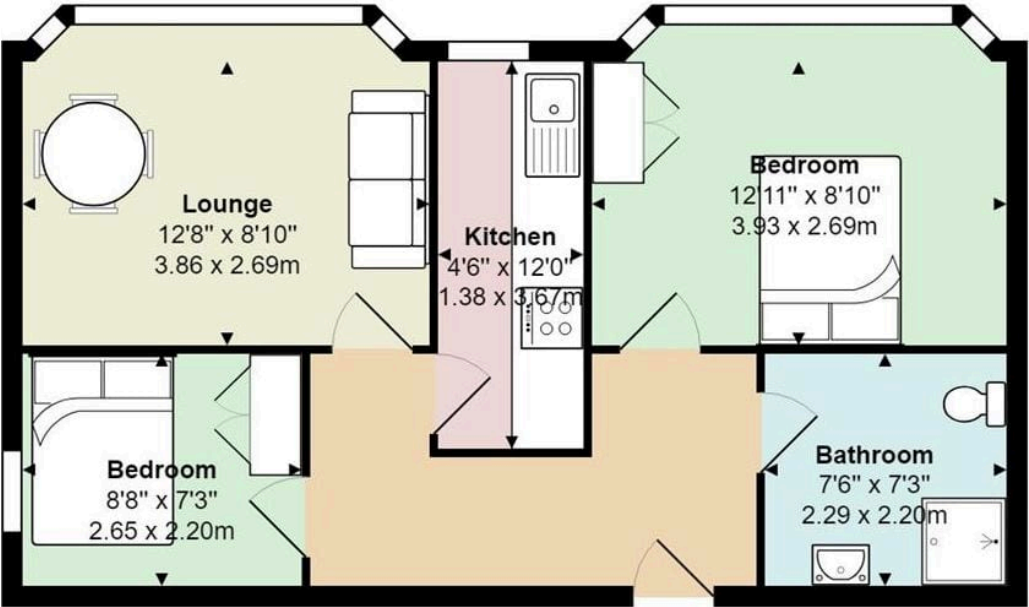
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



ACCOMMODATION

PROPERTY TYPE	FLAT - CONVERSION
INTERNAL AREA	522 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	24 OCTOBER 2026
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	63 · POTENTIAL 78

Newport Road, Roath



Total Area: 522 ft² ... 48.5 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

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