

TO LET

Newport Road

Roath, Cardiff, CF24 1AH

ROATH, CARDIFF

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MONTHLY RENT

£850

1 BEDROOM

1 BATHROOM

1 RECEPTION

486 SQ FT



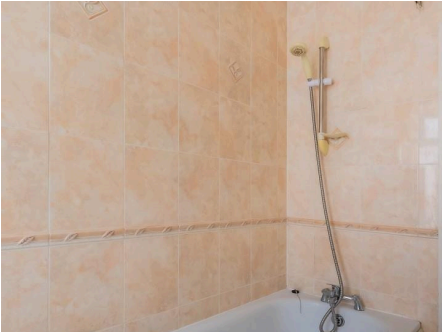


THE PROPERTY

What's the difference between a one bedroom flat and a one bedroom apartment? – well first up, let's start with significantly more storage! Now lets add a large bay fronted living room (think plenty of light but set back from the road so nice and private) The bathroom is Italian heritage fully tiled and the bedroom is a big double! Great location to the city centre and directly located on routes into Cardiff. Nice! EPC Rating: D Council tax band: D A holding fee of £50 per person 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	STUDENT PROPERTY
INTERNAL AREA	486 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	24 AUGUST 2027
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	76 · POTENTIAL 81

Newport Road, Roath



Total Area: 45.1 m² ... 486 ft²

All measurements are approximate and for display purposes only



Rhys Carter

LETTINGS VALUER / NEGOTIATOR

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