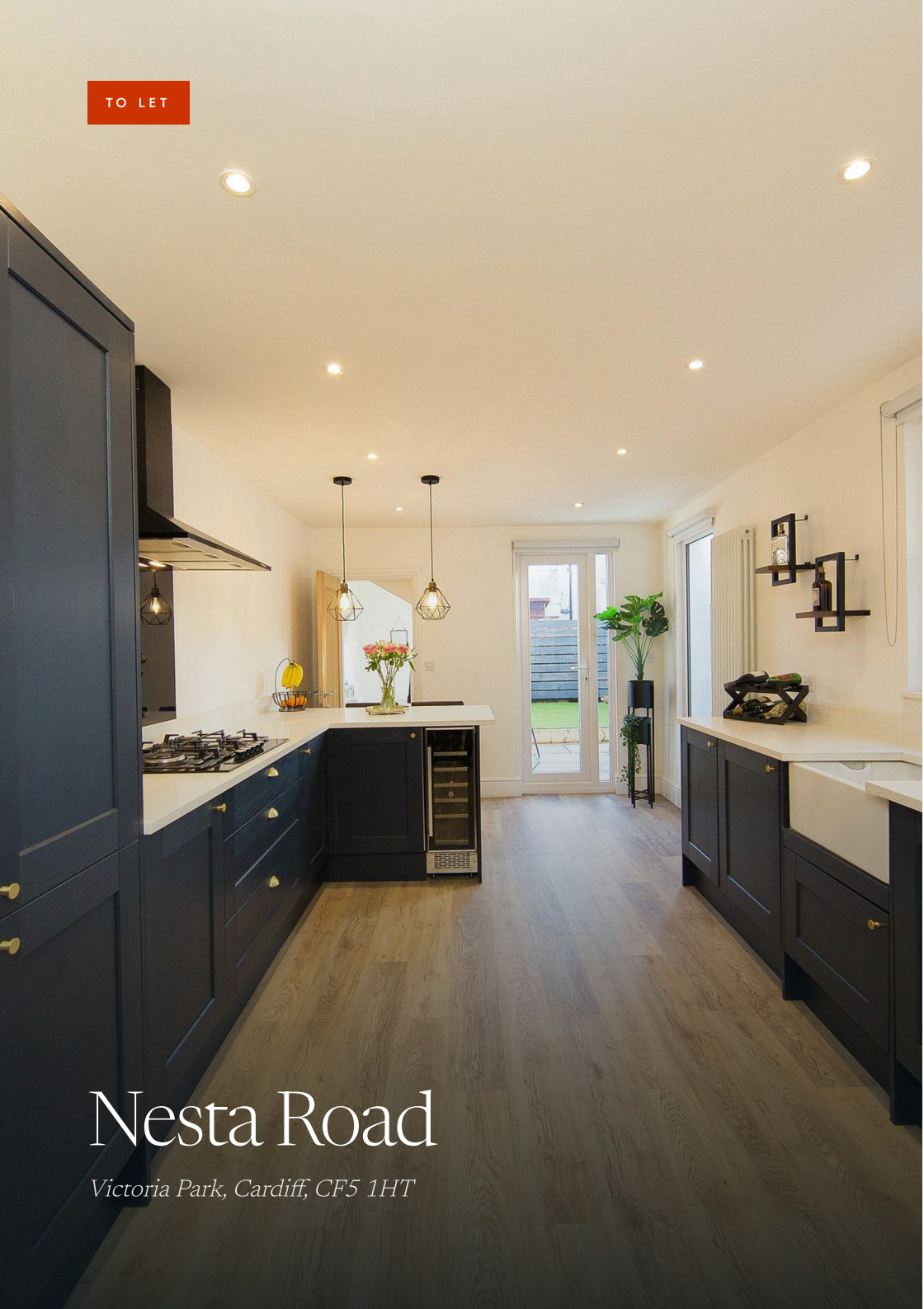

TO LET

Nesta Road

Victoria Park, Cardiff, CF5 1HT

VICTORIA PARK, CARDIFF

Nesta Road

Victoria Park, Cardiff, CF5 1HT

MONTHLY RENT

£1,450

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,140 SQ FT

SUPERBLY PRESENTED

3 DOUBLE BEDROOMS

IMPRESSIVE BATHROOM SUITE

GARDEN



THE PROPERTY

Jeffrey Ross are delighted to bring to market this beautifully presented home within a 30 second walk of Victoria Park. Located on Nesta Road, this three-bedroom, mid-terrace property is a superb rental opportunity. Available unfurnished, the property offers a stunning kitchen/dining area which has been extended to create a great space with patio door access leading to the enclosed rear garden. The kitchen offers generous worktop and storage space with integrated appliances to include a dishwasher and wine fridge. The lounge area is very spacious and offers a lovely feature fireplace and further access to the garden. Upstairs are three double bedrooms and an equally impressive bathroom suite with separate shower, separate bathtub with such a beautiful finish. Available unfurnished, the property benefits from gas central heating, street parking and from being located in one of Cardiff's most popular areas. This one won't be around for long! Available from 8th January 2027 EPC RATING of D COUNCIL TAX BAND of D 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. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

INSIDE











ACCOMMODATION

ENTRANCE HALL	
LOUNGE	3.40 x 3.96
DINING ROOM	2.88 x 3.64
KITCHEN	3.20 x 5.97
BEDROOM 1	4.70 x 3.28
BEDROOM 2	2.90 x 3.41
BEDROOM 3	3.20 x 3.69
BATHROOM	1.91 x 2.79

PROPERTY TYPE	HOUSE - MID TERRACE
INTERNAL AREA	1,140 SQ FT
FURNISHED	UNFURNISHED
AVAILABLE FROM	8 JANUARY 2027
COUNCIL TAX	BAND D
EPC RATING	65 · POTENTIAL 86

FLOORPLAN



GROSS INTERNAL AREA
FLOOR 1: 56 m², FLOOR 2: 50 m²
TOTAL: 106 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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



Gemma Simmonite

LETTINGS VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.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 jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk