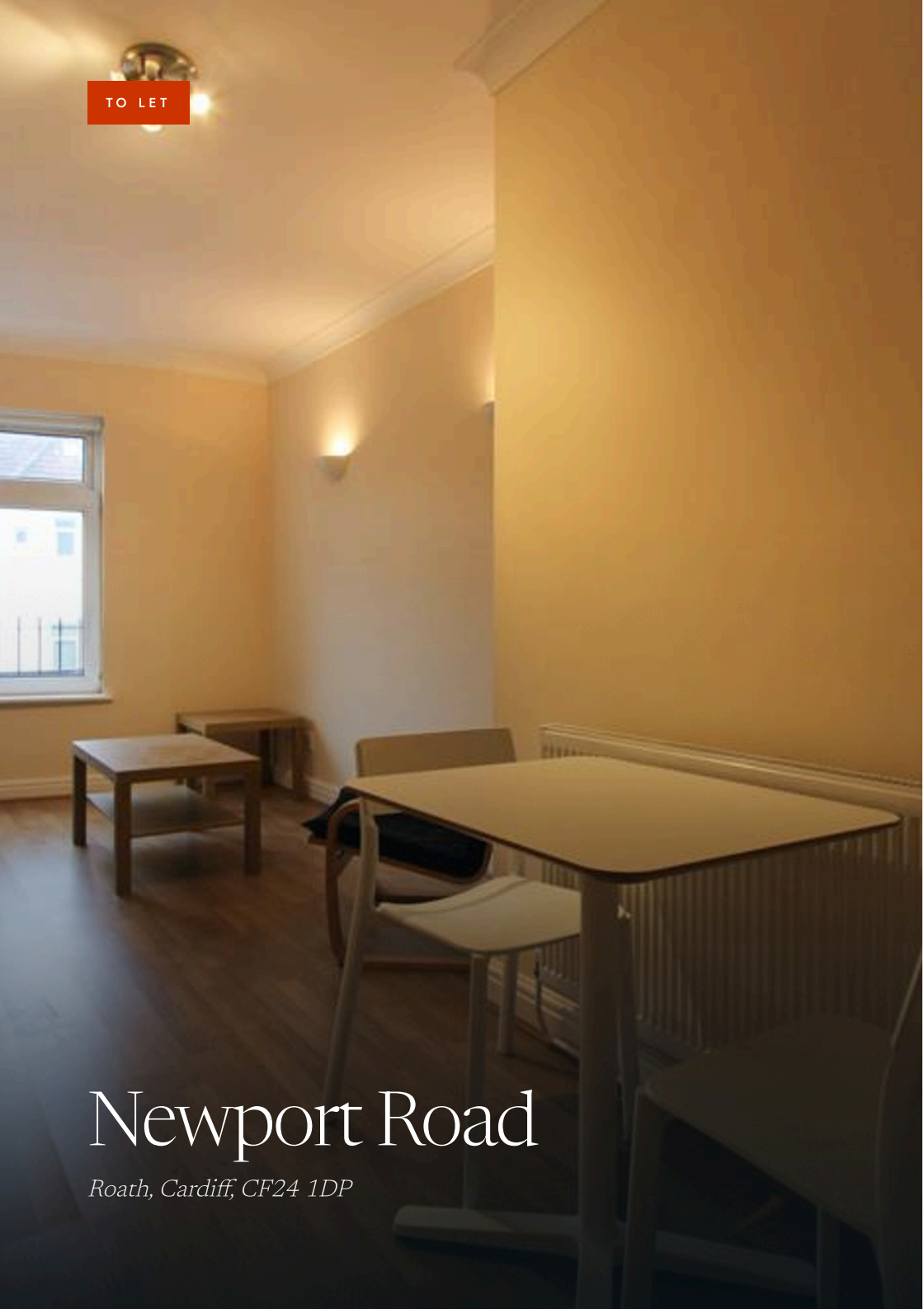


A bright, minimalist dining room with a wooden table and chairs, a window, and a radiator. The room is painted in a warm, yellowish-beige color. A wooden table and four chairs are arranged in the center. A window is on the left wall, and a radiator is on the right wall. A small table is in the background. The floor is made of light-colored wood. The ceiling has a simple light fixture.

TO LET

Newport Road

Roath, Cardiff, CF24 1DP

ROATH, CARDIFF

Newport Road

Roath, Cardiff, CF24 1DP

MONTHLY RENT

£875

1 BEDROOM

1 BATHROOM

1 RECEPTION



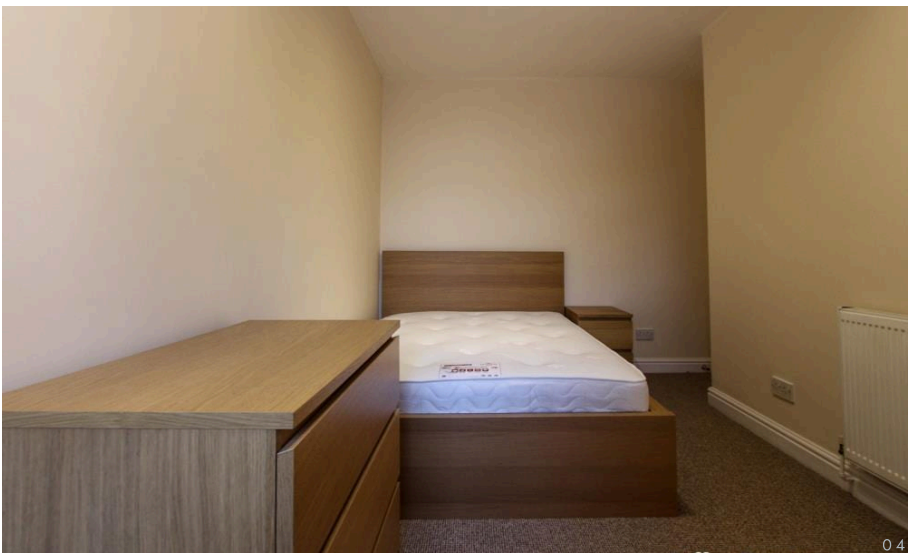
JeffreyRoss Photography 2



THE PROPERTY

A smart furnished first floor flat comprising one double bedroom, lounge, separate fitted kitchen & bathroom. Situated around a 15 minute walk from Cardiff City Centre as well as all local amenities on Albany Road, it has been thoroughly furnished and further benefits from private off road parking. A smart flat.

EPC RATING of C COUNCIL TAX BAND of B 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.



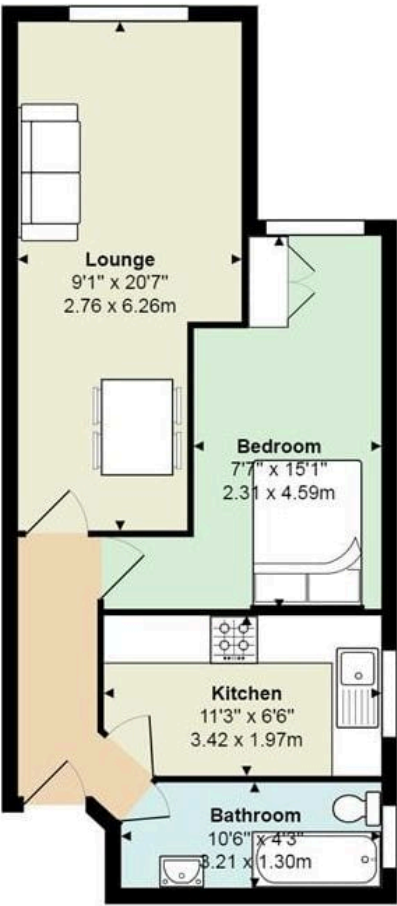
INSIDE



ACCOMMODATION

PROPERTY TYPE	FLAT - CONVERSION
FURNISHED	FURNISHED
AVAILABLE FROM	21 NOVEMBER 2026
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	76 · POTENTIAL 78

George Court, Roath



Total Area: 450 ft² ... 41.8 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