

TO LET

Ninian Road

Roath, Cardiff, CF23 5EH

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MONTHLY RENT

£895

1 BEDROOM

1 BATHROOM

1 RECEPTION





THE PROPERTY

A stunning 1 bedroom apartment situated opposite Roath Park. Accommodation comprises of large open plan living area with fully fitted white gloss kitchen, beautiful fully tiled shower room with heated towel rail and double bedroom. The property is available Furnished or Unfurnished and is walking distance to local shops, bars and cafés on Wellfield Road.

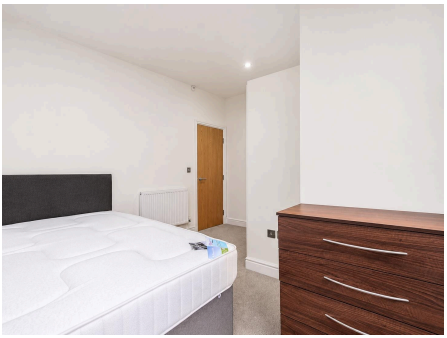
EPC RATING of C. COUNCIL TAX BAND of C.

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.



INSIDE







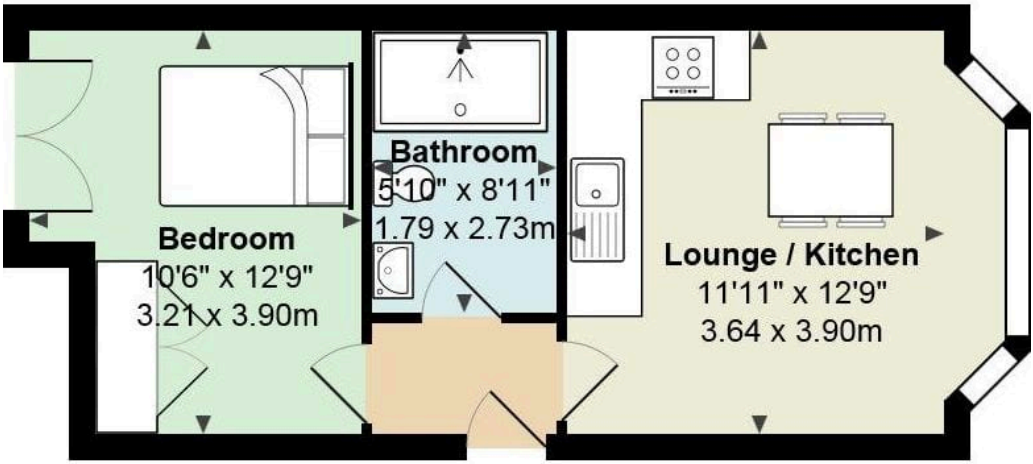




ACCOMMODATION

PROPERTY TYPE	FLAT
FURNISHED	FURNISHED OR UNFURNISHED
AVAILABLE FROM	12 DECEMBER 2026
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	65 · POTENTIAL 66

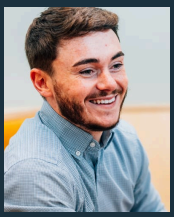
Ninian Road, Penylan



Total Area: 372 ft² ... 34.6 m²

All measurements are approximate and for display purposes only

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



Rhys Carter

LETTINGS VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk