

TO LET

The Walk

Roath, Cardiff, CF24 3AG

ROATH, CARDIFF

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MONTHLY RENT

£1,100

2 BEDROOMS

1 BATHROOM

1 RECEPTION

399 SQ FT

LOCATED 10 MINUTES FROM CITY CENTRE.

FIRST FLOOR

GAS HEATING



THE PROPERTY

The Walk, Roath - a pretty, quiet street that is on the border of our fine City Centre! This fantastic development of apartments on 'The Walk' - just at the bottom of Richmond Road and therefore just a 5 minute stroll into the City Centre. Available here is a first-floor, furnished two bedroom apartment which has been tastefully refurbished to create a spacious, modern and bright living opportunity. Perfect for sharers, or indeed a couple, the apartment offers two double bedrooms, the rear of which with views over a rear, communal garden. The second, smaller bedroom (but still a double) is located off the lounge / kitchen area. A stylish bathroom suite is also provided with smart 'grey' tiled finish and bath tub with shower over. The lounge space is large, bright and airy with slightly recessed fitted kitchen which benefits from gas hob, integrated appliances to include a chest fridge-freezer. A lovely flat in a brilliant location! Furnished.

EPC RATING of C COUNCIL TAX BAND of C 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

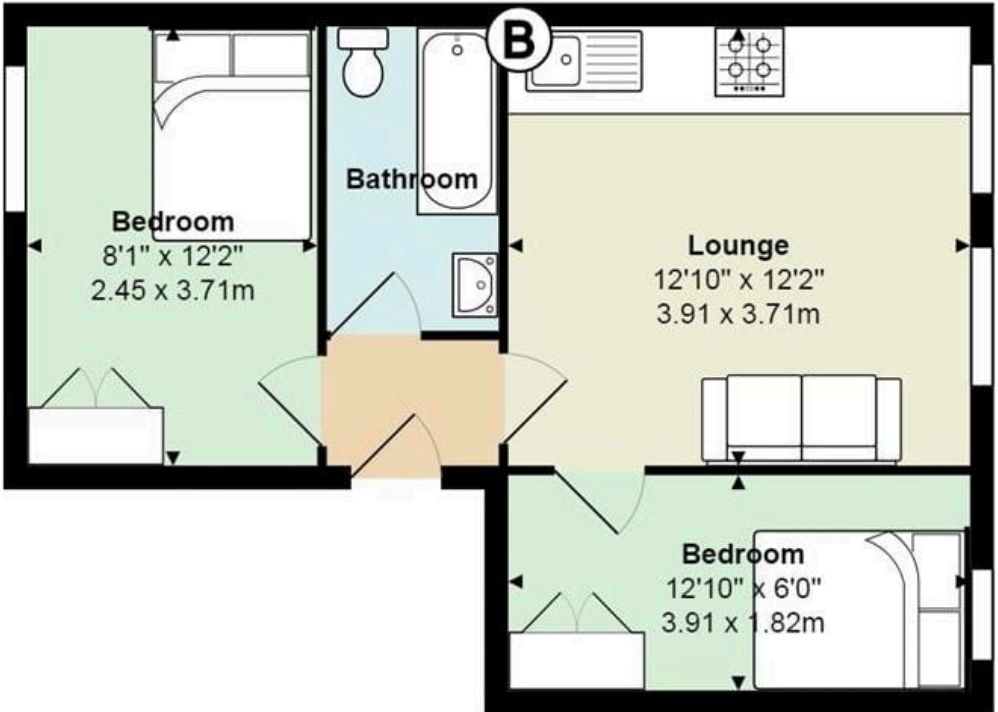
INSIDE



ACCOMMODATION

PROPERTY TYPE	FLAT - CONVERSION
INTERNAL AREA	399 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	10 OCTOBER 2026
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	79 · POTENTIAL 79

The Walk, Roath



Total Area: 398 ft² ... 37.0 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