

TO LET

Richmond Road

Roath, Cardiff, CF24 3AR

ROATH, CARDIFF

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MONTHLY RENT

£1,950

3 BEDROOMS

1 BATHROOM

1 RECEPTION

906 SQ FT





INSIDE





THE PROPERTY

RENTAL INCLUDES GAS, ELECTRICITY AND WATER BILLS! Welcome to this charming student property located on Richmond Road in the vibrant area of Roath. This top-floor apartment boasts a spacious layout with one reception room, one bathroom, and not just one, but three generously sized double bedrooms - perfect for those looking to share with friends or housemates.

With a prime location, this property offers the best of both worlds - just a leisurely 10-minute stroll to both the City Centre and the student union. Imagine the convenience of being able to pop into town for a spot of shopping or to meet friends, all within easy reach from your doorstep.

Spanning across 906 sq ft, this furnished property provides a comfortable and homely atmosphere for students looking for a place to call their own. Whether you're studying hard or socialising with friends, this apartment offers the ideal space to relax and unwind after a busy day.

EPC RATING of C COUNCIL TAX BAND of C (not applicable to students) A holding fee of £50.00 per tenant 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 property or failed to take reasonable steps to enter into the Occupation Contract.

KEY FEATURES

RENT INCLUDES GAS, ELECTRICITY AND WATER!

3-BEDROOMS

FURNISHED

TOP-FLOOR



INSIDE



INSIDE



Spacious 3-bedroom apartment in a great location!



RHYS CARTER

LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS



Richmond Road, Roath

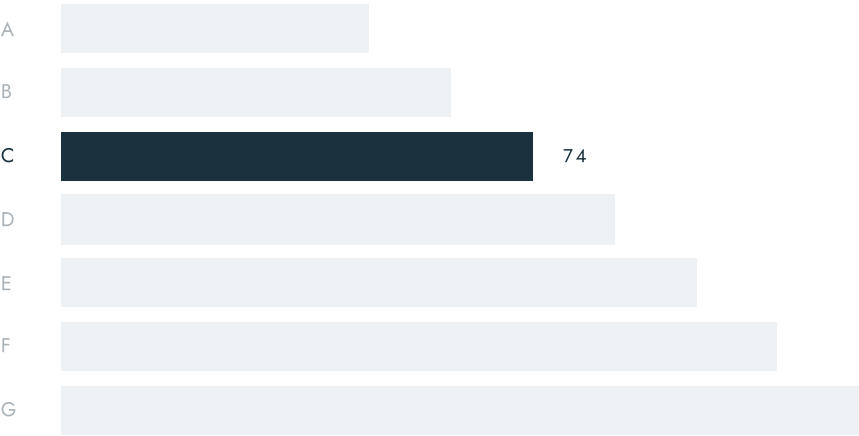


Total Area: 84.2 m² ... 906 ft²

All measurements are approximate and for display purposes only

Energy efficiency

Currently band C, with the potential to reach band C.



Rating 74 · potential 79. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	906 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	74 · POTENTIAL 79

COME AND SEE IT

Arrange a viewing

Our Student Lettings team can arrange a private viewing, usually within days – call 029 2049 9680.



Rhys Carter

LETTINGS VALUER / NEGOTIATOR

STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB



SCAN TO SEE WHAT'S
NEAR YOU

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 jeffreypass.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. jeffreypass.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU