

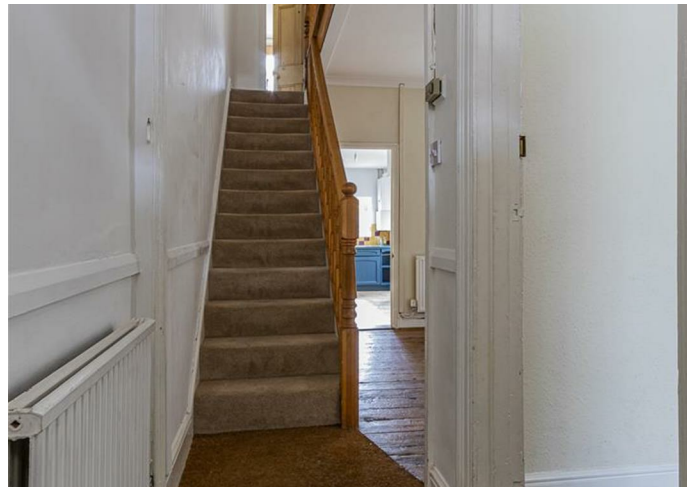


JeffreyRoss

Inverness Place, Roath, Cardiff, CF24 4SB

£1,000 PCM





## In Brief

**\*\*CATS CONSIDERED\*\*** Rustic charm meets modern chic! Tastefully finished 3 bedroom home located close to Roath Park, Albany Road and Wellfield Road, this house is lovely! Comprising two ground floor reception rooms and enough space in the kitchen for a dining table, the exposed wood flooring, fireplace and Victorian entrance floor tiles really complete the look. Upstairs there are three bedrooms and the family bathroom. Small paved garden to the rear. Close to Roath park Primary school. Available UNFURNISHED.

Please note, the landlord is happy to accept sharers, however due to council licence restrictions in the area, we are only able to offer this property to a maximum of two non-related tenants

EPC RATING E  
COUNCIL TAX BAND of E

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.

## Key Features

- 3 bedrooms
- Unfurnished

£1,000 PCM

£1,000 DEP



3

Bedrooms

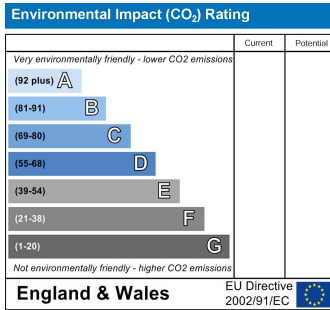
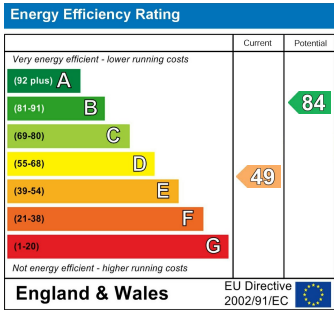


1

Bathrooms

UNFURNISHED

Superb family home in the heart of Roath!



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP  
T: 02920 499680 (Option 1)

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB  
T: 02920 499680 (Option 2)

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU  
T: 02920 499680 (Option 3)

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX  
T: 02920 499680 (Option 4)

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

**T: 029 2049 9680**  
info@jeffreycross.co.uk  
www.jeffreycross.co.uk

**JeffreyRoss**

**Legal bit...**

Property particulars as supplied by Jeffrey Ross are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

rightmove

Zoopla

onTheMarket.com

PrimeLocation