













In Brief

On one of Roath's favourite roads and within walking distance of the City Centre, Cardiff University and the University Hospital is this extremely spacious and very nicely presented 2/3 bedroom apartment. Located on Albany Road, the property is tastefully offered and offers bags of space with bay-fronted lounge with feature fireplace, separate, stylish, modern-fitted kitchen/diner with dining table, excellent worktop and storage space and integrated appliances. The property offers two extremely spacious double bedrooms, the larger of which being located in the converted attic and offering en-suite shower room and useful storage to the eaves. The second bedroom, on the first-level, whilst smaller is still a great size and offers a lovely feature fireplace. A third bedroom/office space is provided which is extremely handy for horneworking and is currently set up as an office. The property is completed by a family bathroom suite on the first-level and benefits from gas central heating, being partly furnished and street parking. Perfect for a couple. A lovely apartment.

EPC RATING of

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

- Extremely spacious
- 2 bedrooms
- Study/Office
- 2 bathrooms

£995 PCM

£995 DEP

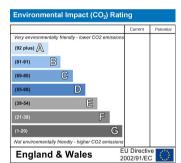




Stunning and spacious DUPLEX apartment in a great location



Energy Efficiency Rating Very energy efficient - lower running costs (92 plus) A 56 Not energy efficient - higher running costs EU Directive 2002/91/EC **England & Wales**



Pontcanna

223-225 Cathedral Road Pontcanna, Cardiff CF11 9PP

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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

Albany Road, Roath



Total Area: 103.7 m2 ... 1116 ft2 All measurements are approximate and for display purposes only

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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 Fennicks





