



JeffreyRoss

Albany Road, Roath, Cardiff, CF24 3RY

£995 PCM





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 homeworking 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 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

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

£995 PCM

£995 DEP



3

Bedrooms



2

Bathrooms

FURNISHED

Stunning and spacious DUPLEX apartment in a great location



Albany Road, Roath



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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 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)

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Legal bit...

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